

24-01521
70 COUNTY RD 1440, MOUNT PLEASANT, TX 75455

FILED FOR RECORD
2024 MAY 28 PM 5:59
COUNTY CLERK TITUS CO TX
BY _____ DEPUTY

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

See attached Exhibit A

Security Instrument: Deed of Trust dated July 20, 2021 and recorded on July 21, 2021 at Instrument Number 2021340 in the real property records of TITUS County, Texas, which contains a power of sale.

Sale Information: July 2, 2024, at 10:00 AM, or not later than three hours thereafter, at the south side of the Titus County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by OSCAR VILLA AND CARRIE CATHERINE VILLA secures the repayment of a Note dated July 20, 2021 in the amount of \$208,080.00. NATIONS LENDING CORPORATION, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED FOR RECORD
2024 MAY 28 PM 3:20
COUNTY CLERK TITUS CO TX
BY _____ DEPUTY



4817357

Nicki Compary

De Cubas & Lewis, P.C.
Nicki Compary, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Jami Grady, Conrad Wallace, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Ashlee Luna and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 28 th. day of May, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TITUS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert LaMont, May 28, 2024

EXHIBIT "A"

Being 0.90 acres of land situated in the R.G. Hays Survey, A-279, Titus County, being all of a 0.90 acre tract of land described in a deed to Margaret Hall and Jini Solomon recorded in Titus County Clerk File #20173697 (TCCF) and being a portion of Lot 17 of Crestridge Village Addition recorded in Plat Cabinet Slide 183 (TCPR), said 0.90 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 18-198, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a 60D Nail found at the southeast corner of Lot 17 and at the southwest corner of a called 0.91 acre tract described in a deed to Shawn Kowalsky recorded in T.C.C.F. # 20120003217 and being in the north margin of County Road 1440, from which a 5/8" iron rod with plastic cap stamped "DCA INC.", found at the southeast corner of said 0.91 acre tract bears N 85° 22' 04" E, 286.43 feet;

THENCE along the north margin of County Road 1440 and the south line of Lot 17 the following courses and distances:

- 1.) S 79° 37' 07" W, a distance of 115.49 feet to a found 5/8" iron rod with plastic cap stamped "DCA INC.";
- 2.) N 80° 09' 19" W, a distance of 23.97 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying", set at the southeast corner of a called part of Lot 17 and all of Lot 16 of Crest ridge Village and described in a deed to Alvin R. McGee, et ux recorded in Volume 477, Page 592 of Titus County Deed Records (TCDR);

THENCE N 02° 19' 35" W, across Lot 17 and along the common line between said 0.90 acre tract and said McGee tract, at 8.45 feet pass a 5/8" iron rod found (bent) and continuing on for an overall total distance of 245.55 feet to a 5/8" iron rod found at the point of intersection with the a southerly line of a called 66.576 acre tract described in a deed to Glynda S. Wynn and Donna K. Hearron recorded in T.C.C.F. #20170148, being in the north line of said Lot 17;

THENCE along the common lines between said Lot 17 and said 66.576 acre tract the following courses and distances:

- 1.) N 83° 20' 55" E, a distance of 54.56 feet to a 1/2" iron pipe found;
- 2.) N 41 ° 23' 18" E, a distance of 136.21 feet to a 5/8" iron rod found with plastic cap stamped "DCA INC.", found at the northwest corner of a called 1.04 acre tract described in a deed to Joseph Martin recorded in T.C.C.F. #20161708;

THENCE S 00° 29' 59" E, along the common line between said 0.90 acre tract and said 1.04 acre tract, at 58.10 feet pass a 5/8" iron rod with plastic cap stamped "DCA INC." and continuing on with the west line of a called North 80' of Lot 7 and the south 60' of Lot 8 of Crestridge Village described in a deed to Billy W. Bames, et ux recorded in Volume 418, Page 231 (TCDR), at 197.09 feet pass a 5/8" iron rod and continuing on with the west line of said 0.91 acre tract for an overall total distance of 337.16 feet to the PLACE OF BEGINNING and containing 0.90 acres of land, more or less.