

26-03132
11847 PLUMBROOK DR, HOUSTON, TX 77099

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

Property The Property to be sold is described as follows

LOT TEN (10) , IN BLOCK FOUR (4) , OF REPLAT OF KEEGAN'S GLEN,
SECTION 6, A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 302, PAGE 101 OF THE MAP RECORDS OF HARRIS COUNTY,
TEXAS

Security Instrument Deed of Trust dated May 1, 2024 and recorded on May 2, 2024 at Instrument Number
RP-2024-159367 in the real property records of HARRIS County, Texas, which contains
a power of sale

Sale Information November 3, 2026 at 10 00 AM, or not later than three hours thereafter at THE BAYOU
CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401
KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE 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 ROBERTO LEMES CESPEDES AND MAYLIN
CALVO REYES secures the repayment of a Note dated May 1, 2024 in the amount of
\$265,821 00 LAKEVIEW LOAN SERVICING, LLC, whose address is c/o M&T Bank,
One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current mortgagee of the Deed
of Trust and Note and M&T Bank 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**



4884288

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
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3313 W Commercial Blvd, Suite F-150 Fort
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Phone (954) 453-0365
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Sandy Dasigenis

Substitute Trustee(s) Carl Meyers, Leb Kemp, Traci
Yeaman, Israel Curtis, John Sisk, Clay Golden, Dana
Dennen, Joshua Sanders, Cary Corenblum, Wesley
Fowler-Williams, Ramiro Cuevas, Matthew Hansen,
Daniel Hart, Auction.com LLC||Jeff Leva, Sandy
Dasigenis, Patricia Poston, Megan L. Randle Ebbie
Murphy Steve Leva, Agency Sales and Posting LLC

c/o De Cubas & Lewis P C
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale FL 33309

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of
_____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2)

COPY

ORIGINAL