

26-03247

17887 PUMPKIN VINE DR, HOCKLEY, TX 77447

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

The Property to be sold is described as follows

LOT 1 BLOCK 6 OF WINDROW SEC 5 A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE 697581, MAP RECORDS, HARRIS COUNTY, TEXAS, TOGETHER WITH OWNER'S RATIFICATIONS OF PLAT RECORDED IN CLERK'S FILE NO'S RP -2021-719069, RP-2021-719070, RP-2021-719071, RP-2021-719072, RP-2021-719073, AND RP-2021-719074, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS

Security Instrument

Deed of Trust dated December 29 2022 and recorded on January 10, 2023 at Instrument Number RP-2023-10204 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 EDWIN ROBERTO VEGA MEDERO AND KARLA MARIE CRUZ MATIAS secures the repayment of a Note dated December 29, 2022 in the amount of \$249,879 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 mortgage 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



4884165

**FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY**

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
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De Cubas & Lewis, P C

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Phone (954) 453-0365
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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)