

26-03451
25427 BENROE ST KATY, TX 77493

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

Property

The Property to be sold is described as follows

LOT 34, BLOCK 2, KATY MANOR SOUTH SECTION 6, A SUBDIVISION
IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED UNDER FILM CODE NO 704756 OF THE MAP
RECORDS OF HARRIS COUNTY, TEXAS

Security Instrument

Deed of Trust dated October 18, 2024 and recorded on October 28, 2024 at Instrument
Number RP-2024-398142 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 JOSEPHINE PINKNEY secures the repayment of a Note
dated October 18, 2024 in the amount of \$291,209 00 LAKEVIEW LOAN
SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 SENTARA WAY, STE
303, 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**



4884164

/s/ Justin Ritchie

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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)

UNOFFICIAL COPY