

26-00424

24734 BROAD BRANCH CT, SPRING, TX 77373

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

The Property to be sold is described as follows

LOT 18, BLOCK 2, OF BRADBURY FOREST, SECTION 2, A
SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP
OR PLAT THEREOF, RECORDED AT FILM CODE 586045 OF THE MAP
RECORDS OF HARRIS COUNTY, TEXAS

Security Instrument

Deed of Trust dated April 26, 2021 and recorded on April 26, 2021 at Instrument Number
RP -2021-224927 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 RHOMAUDA VERCHER secures the repayment of a
Note dated April 26, 2021 in the amount of \$289,000.00 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
FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY**



4887184

/s/ Justin Ritchie

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Substitute Trustee(s) 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