FILED 10/1/2026 2:31:27 PM FRCL-2026-7351 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARRIS County
Deed of Trust Dated: March 13, 2020
Amount: $137,464.00
Grantor(s): BEATRIZ TREVINO and BENJAMIN TREVINO
Original Mortgagee: NATIONS RELIABLE LENDING, LLC
Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Mortgagee Servicer and Address: c/o M & T BANK, P O Box 1364, Buffalo, NY 14240-1364
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. RP-2020-122329
Legal Description: LOT SEVENTEEN (17), IN BLOCK FORTY-SEVEN (47), OF THE PARTIAL REPLAT AND EXTENSION OF FOREST OAKS ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 32, PAGE 74 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: December 1, 2026 between the hours of 10:00 AM and 1:00 PM
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted

CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT, STEVE LEVA, AMAR SOOD, OR DAVID POSTON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, JACQUILINE WILLIAMS, CARY CORENBLUM, DANIEL HART, AUCTION.COM LLC, XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

DOMINIQUE M. VARNER, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 28th
Houston, Texas 77002
Reference: 2025-000756

Printed Name: Chris Poston
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, the undersigned notary, on this day personally appeared _Dominique M Varner_ a person whose identity is known to me, and after administration of the oath, stated that he/she executed the foregoing instrument in the capacity therein stated and for the purposes and consideration therein expressed.

SWORN TO AND SUBSCRIBED before me on the 30th day of September 2026.

Notary Public in and for the State of Texas
Printed Name: Zachary Spivey
My Commission expires: 09/21/2027

Zachary Kent Spivey
My Commission Expires
9/21/2027
Notary ID 134568001