AT 2:50 FILED O'CLOCK P M

APR 04 2024

Jennifer Deuton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CORYELL County
Deed of Trust Dated: May 31, 2019
Amount: $121,212.00
Grantor(s): ERIC DELEON
Original Mortgagee: WALLICK AND VOLK, INC
Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Mortgagee Servicer and Address: c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098
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. 316878
Legal Description: LOT 14, BLOCK 9, EASTWOOD PARK ADDITION TO THE CITY OF GATESVILLE, TEXAS, AS SHOWN BY PLAT OF SAID ADDITION OF RECORD IN VOL. 181, PAGE 59, DEED RECORDS, CORYELL COUNTY, TEXAS.

Date of Sale: May 7, 2024 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 CORYELL 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.

AARTI PATEL OR KRISTOPHER HOLUB, AMY ORTIZ, DYLAN RUIZ, VIOLET RUIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, C JASON SPENCE, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, STEPHEN RAWLINGS, JIMMY CARROLL BREWER, MICHELLE SCHWARTZ, MEGHAN LAMONTE, JANET PINDER, BRANDY BACON, JAMIE DWORSKY OR KATHY ARRINGTON, ANGELA COOPER 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.

Anthony Allen Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-000934

Donna Stockman

Printed Name: 4/4/24

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254