FILED
AT 3:55 O'CLOCK P M

24-00645
1124 RHONDA LEE ST, COPPERAS COVE, TX 76522

APR 11 2024

# NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Jennifer Deaton
COUNTY CLERK, CORYELL CO., TEXAS

Property: The Property to be sold is described as follows:

Lot Twenty-nine (29), in Block Five (5), of Highland Park, Third Extension, in the City of Copperas Cove, Coryell County, Texas, according to the plat of record in Cabinet A, Slide 166, formerly known as Volume 3, Page 45 Plat Records of Coryell County, Texas.

Security Instrument: Deed of Trust dated May 8, 2023 and recorded on May 11, 2023 at Instrument Number 363672 in the real property records of CORYELL County, Texas, which contains a power of sale.

Sale Information: June 4, 2024, at 10:00 AM, or not later than three hours thereafter, at the north door of the Coryell County Courthouse, 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 OSCAR LOPEZ AND OJL11 LLC secures the repayment of a Note dated May 8, 2023 in the amount of $151,500.00. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST, whose address is c/o Fay Servicing, LLC, 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614, is the current mortgagee of the Deed of Trust and Note and Fay Servicing, 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.**

4814343

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Donna Stockman

Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Tim Lewis, Denise Boerner, Michelle Schwartz, Janet Pinder, Daniel McQuade, Marcela Cantu, Vanna Ho, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Cary Corenblum, Joshua Sanders, Angela Cooper, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence and ServiceLink ASAP employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 11 day of April, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CORYELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).