

DEC 30 2025

25-03727
211 ROBERTSTOWN RD, COPPERAS COVE, TX 76522

Janet Deaton
COUNTY CLERK, CORYELL CO., TEXAS

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

Property:

The Property to be sold is described as follows:

LOT TWELVE (12), IN BLOCK SEVENTEEN (17), OF WESTERN HILLS ESTATES REVISED-SECTION FOUR, IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 257, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated March 20, 2023 and recorded on March 30, 2023 at Instrument Number 362451 in the real property records of CORYELL County, Texas, which contains a power of sale.

Sale Information:

February 3, 2026, at 11:00 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 JONATHAN DAVID WILLIAM MOLLARD AND MARIANNE MARIE MOSES secures the repayment of a Note dated March 20, 2023 in the amount of \$184,140.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, 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.



4861537

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Donna Stockman

Substitute Trustee(s): Violet Nunez, Kristopher
Holub, Ramiro Cuevas, Aarti Patel, Jami Grady,
Thalia Toler, Aleena Litton, Joshua Sanders,
Jacqueline Hughes, Geoffrey Rabb, Dalene
VanDermyden, Auction.com LLC||Donna Stockman,
Brenda Wiggs, Guy Wiggs, David Stockman, Janet
Pinder, Brandy Bacon, Michelle Schwartz, Jamie
Dworsky, Angela Brown, Jeff Benton, 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, Donna Stockman, declare under penalty of perjury that on the 30 day of
December, 2025, 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).