

25-02235

2911 US HIGHWAY 385, LITTLEFIELD, TX 79339

RENE TREVINO
CLERK OF COUNTY COURT
LAMB COUNTY, TEXAS

JUL 01 2025

FILED FOR RECORD
AT 8:450CLOCK AM

#6978

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

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated January 4, 2019 and recorded on January 9, 2019 at Book 774 and Page 192 Instrument Number 2019-00000022 in the real property records of LAMB County, Texas, which contains a power of sale.

Sale Information: September 2, 2025, at 10:00 AM, or not later than three hours thereafter, at the steps at the front doors on the North side of the Lamb 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 CHAZ A CHANDLER secures the repayment of a Note dated January 4, 2019 in the amount of \$235,653.00. 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.



4846722

Mary Company

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

Nicole Dickey

Substitute Trustee(s): Ronald Byrd, Brad Dickey,
Nicole Dickey, ~~Mike Quartaro, Keith Rogers, Drew~~
~~Dickey, Kevin Key, Jay Jacobs, Charles Green, Lisa~~
~~Bruno, Patrick Zwiers, Kristopher Holub, Aarti Patel,~~
Auction.com LLC||Brad Dickey ServiceLink ASAP

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

Certificate of Posting

I, Nicole Dickey, declare under penalty of perjury that on the 1st day of July, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMB County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Legal Description

1.575 Acres, Tract 75, College Height Acreage Addition to the City of Littlefield, Lamb County, Texas, being further described by metes and bounds as follows:

BEGINNING at a 1/2" IR set for the SW corner of this tract, in the E/line of US Highway 385 ROW, 100' North of the S/line of said Tract 75;

THENCE N 0°40'16" E along Highway ROW, a distance of 210.00' to a 1/2" IR set for the NW corner of this tract;

THENCE S 89°25'44" E, distance of 326.70' to a 1/2" IR found for the NE corner of this tract;

THENCE S 0°49'16" W, a distance of 210.00' to a 1/2" IR set for the SE corner of this tract;

THENCE N 89°25'44" W, a distance of 326.70' to the place of BEGINNING.