

**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 March 26, 2019 and recorded on March 27, 2019 at Instrument Number 2019-00003201 in the real property records of HOWARD County, Texas, which contains a power of sale.
- Sale Information:** October 7, 2025, at 10:00 AM, or not later than three hours thereafter, at the north steps of the Howard 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 CHRISTINA ADELE VALENZUELA AND LEOPOLDO VALENZUELA A/K/A LEOPOLDO VALENZUELA secures the repayment of a Note dated March 26, 2019 in the amount of \$131,572.00. 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 mortgage. 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.



4848903

Mary Company

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

Zoey Fernandez

Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Auction.com LLC||Shelley Nail, Donna Trout, Zane Nail, Zoey Fernandez, Zia Nail ServiceLink ASAP

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

Certificate of Posting

I, Zoey Fernandez, declare under penalty of perjury that on the 31st day of July, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HOWARD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

POSTED at 3:07 P.M O'clock 7/31/25
JURY PADRON, County Clerk, Howard County, Texas
By Annel Bernal Deputy

EXHIBIT "A"

BEING a 0.50 acre tract of land, more or less, out of the SE/4 of Section 43, Block 31, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas as described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the North right-of-way line of Midway Road (75' right-of-way) for the SE corner of this tract from whence the SE corner of said Section 43 bears S. 15° 28' E. 37.5' and N. 75° 35' E. 770.45'

THENCE S. 75° 11' 22" W. 104.35' (called S. 74° 35' W. 104.35') along the North right-of-way line of said Midway Road, to a 1/2" iron rod with cap set for the SW corner of this tract;

THENCE N. 14° 48' 38" W. 208.7' (called N. 15° 28' W. 208.7') to a 3/8" I.R. found for the NW corner of this tract;

THENCE N. 75° 11' 22" E. 104.35' (called N. 74° 35' E. 104.35') to a 3/4" I.P. found for the NE corner of this tract;

THENCE S. 14° 48' 38" E. 208.7' (called S. 15° 28' E. 208.7') to THE PLACE OF BEGINNING.

Containing 0.50 of an Acre of land, more or less.

POSTED at 3:07 P M O'clock 7/31/2015
JURY PADRON, County Clerk, Howard County, Texas
By Anne Gonzalez Deputy