

26-02874

179 PRIVATE RD 8641, CANTON, TX 75103

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

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**Property:**

The Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, A PART OF THE G. DEL TORO SURVEY, ABSTRACT NO. 843, AND BEING LOT THREE (3) COMPRISED OF 1 ACRE IN HILL CREEK ESTATES, AS SHOWN BY PLAT RECORDED IN GLIDE 359B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated March 14, 2023 and recorded on March 15, 2023 at Instrument Number 2023-002376 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.

**Sale Information:**

October 6, 2026, at 11:00 AM, or not later than three hours thereafter, at the steps to the north entrance of the Van Zandt 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 BRADY SAUNDERS AND CHANEL NICOLE OVERTURF secures the repayment of a Note dated March 14, 2023 in the amount of \$391,773.00. 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.**

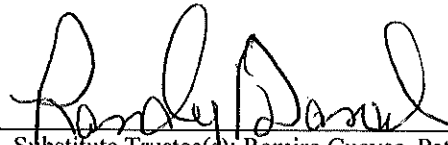


4883470

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law  
Texas Bar No. 24145898  
[txsalesteam@decubaslewis.com](mailto:txsalesteam@decubaslewis.com)  
De Cubas & Lewis, P.C.

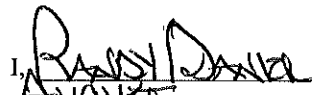
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309  
Phone: (954) 453-0365  
Fax: (469) 518-4972



Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers,  
Shawn Schiller, Darla Boettcher, Lisa Bruno, Angie  
Useton, Conrad Wallace, Tonya Washington, Misty  
McMillan, Tionna Hadnot, Auction.com LLC, Randy  
Daniel, Cindy Daniel, Jim O'Bryant||Heather Golden,  
Randy Daniel, Sharon St. Pierre, Jabria Foy, Kara  
Riley, Catherine Geddie, 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, , declare under penalty of perjury that on the 11 day of AUGUST, 2021 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).