

FILED FOR RECORD  
2025 APR 24 AM 7:39

25-01552

1404 GREGORY DR, SAN ANGELO, TX 76905

CHRISTINA UBANDO  
COUNTY CLERK  
COUNTY OF TOM GREEN, TEXAS

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

**Property:**

The Property to be sold is described as follows:

LOT 2, BLOCK 7, REPLAT OF SECTION 6, PAULANN PARK, CITY OF  
SAN ANGELO, TOM GREEN COUNTY, TEXAS. AS PER REPLAT  
RECORDED IN VOL. 4, PG. 212, PLAT RECORDS OF TOM GREEN  
COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated March 23, 2020 and recorded on March 25, 2020 at Instrument  
Number 202004437 in the real property records of TOM GREEN County, Texas, which  
contains a power of sale.

**Sale Information:**

July 1, 2025, at 10:00 AM, or not later than three hours thereafter, at the foyer of the Edd  
B. Keyes Building, 113 W. Beauregard, San Angelo, TX 76903, 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 TAYLOR D. STEVENS AND FRANK M.  
VILLARREAL secures the repayment of a Note dated March 23, 2020 in the amount of  
\$166,822.00. 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.**

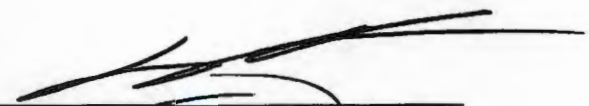
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED  
STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING  
ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL  
GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT 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.**



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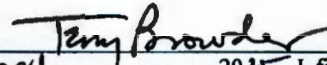
*Mary Company*

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

  
Substitute Trustee(s): Terry Browder, Laura Browder  
|| Terry Browder, ~~Laura Browder~~, Jamie Osborne,  
Brian Hooper, Mike Jansta, Mike Hayward, or Jay  
Jacobs

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

Certificate of Posting

I, , declare under penalty of perjury that on the 24 day of April, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TOM GREEN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).