

#21

23-02499  
601 SE PITTMAN ST, SEMINOLE, TX 79360

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

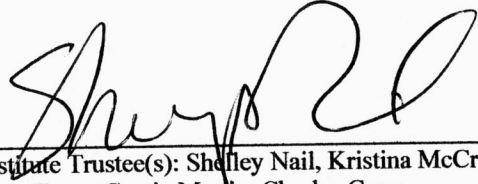
- Property: The Property to be sold is described as follows:
- ALL OF LOTS NINETEEN (19) AND TWENTY (20), BLOCK FIVE (5) OF THE PITTMAN ADDITION TO THE CITY OF SEMINOLE, GAINES COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.
- Security Instrument: Deed of Trust dated June 23, 2017 and recorded on June 26, 2017 at Instrument Number 2017-5436 in the real property records of GAINES County, Texas, which contains a power of sale.
- Sale Information: October 3, 2023, at 1:00 PM, or not later than three hours thereafter, at the area bounded by the west edge of the west porch of the Gaines County Courthouse and on the east by the middle landing of the inside stairs leading into the courthouse from the west door, 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 OSCAR DANIEL GRANADOS secures the repayment of a Note dated June 23, 2017 in the amount of \$139,680.00. 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.**

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014



Substitute Trustee(s): Shelley Nail, Kristina McCrary,  
Donna Trout, Cassie Martin, Charles Green,  
Kristopher Holub, Ramiro Cuevas, Zoey Fernandez,  
Charles Green, Patrick Zwiers, Ramiro Cuevas,  
Shawn Schiller, Zane Nail and Auction.com  
employees included but not limited to those listed  
herein.

c/o De Cubas & Lewis, P.C.  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 17 day of Aug, 2013, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GAINES County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).