

Filed this 24th day of July 2025
1:39 p M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy
Reyna Mijares

25-02879
121 TALON DR, LULING, TX 78648

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

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

BEING LOT 23, BLOCK B, RIVERSIDE GROVE AMENDED, CITY OF LULING, CALDWELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET B, SLIDE 14 OF THE PLAT RECORDS, CALDWELL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 4, 2018 and recorded on November 19, 2018 at Instrument Number 2018-006173 in the real property records of CALDWELL County, Texas, which contains a power of sale.

Sale Information: October 7, 2025, at 11:00 AM, or not later than three hours thereafter, at the main entrance of the new Caldwell County Judicial Center located at 1703 S. Colorado Street, Lockhart, Texas, 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 CODY BIRCH secures the repayment of a Note dated October 4, 2018 in the amount of \$157,102.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.



Mary Company

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

Sharlet Watts

Substitute Trustee(s): Aarti Patel, Violet Nunez,
Daniel McQuade, Marcela Cantu, Cary Corenblum,
Joshua Sanders, Aleena Litton, Auction.com LLC, ,
Sharlet Watts, Angela Zavala, Michelle Jones,
Richard Zavala Jr. || Sharlet Watts, Angela Zavala,
Michelle Jones, Jennyfer Sakiewicz ServiceLink
ASAP

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

Certificate of Posting

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