

23-02904  
33 NW AVENUE A, HAMLIN, TX 79520

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

Property: The Property to be sold is described as follows:  
  
See attached Exhibit A

Security Instrument: Deed of Trust dated January 28, 2021 and recorded on January 29, 2021 at Instrument Number 210244 in the real property records of JONES County, Texas, which contains a power of sale.

Sale Information: December 5, 2023, at 1:00 PM, or not later than three hours thereafter, at the south entrance to the Jones 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 SHANE BUETTNER JR AND KELSEA MORGAN BUETTNER secures the repayment of a Note dated January 28, 2021 in the amount of \$93,279.00. 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.**

**POSTED NOTICE**  
**DATE** 9-28-23 **TIME** 10:43 AM  
*Shehan Jennings*  
**JONES COUNTY CLERK, JONES CO., TX**

**BY:** \_\_\_\_\_




4797272

*Nicki Company*

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

  
Substitute Trustee(s): Terry Browder, Laura Browder,  
Marsha Monroe, Jonathan Schendel, Ramiro Cuevas,  
Charles Green, Jamie Osborne and Xome 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, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of JONES County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

**This tract is described as the north 37.5 feet of Lot 9 and the south 37.5 feet of Lot 10 of Block 26 of the Original Town of Hamlin, Slide 23, Plat Cabinet, Jones County, Texas and is more fully described as follows:**

**Beginning at a recovered sucker rod being the southwest corner of this tract and the northwest corner of a tract described in Volume 263, Page 548 of the Official Public Records, Jones County, Texas. This point is on the east line of NW Avenue A;**

**THENCE N 14° 17' 19" W with the east line of NW Avenue A 75.07 feet to a recovered 1/2" pipe for the northwest corner of this tract and the southwest corner of a tract described in Volume 356, Page 297 of the Official Public Records, Jones County, Texas;**

**THENCE N 75° 50' 18" E a distance of 140.75 feet to a recovered 1/2" pipe being the northeast corner of this tract and on the west line of a 20 foot wide alley;**

**THENCE S 14° 21' 44" E a distance of 74.88 feet to a recovered 1/2" pipe being the southeast corner of this tract;**

**THENCE S 75° 45' 48" W a distance of 140.84 feet to the Point of Beginning.**