

26-01444
456 RS COUNTY ROAD 3328, EMORY, TX 75440

FILED FOR RECORD
2026 MAY -7 AM 10: 09

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

HARVEY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY: *M. Ferguson* DEPUTY

- Property: The Property to be sold is described as follows:
SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated August 31, 2023 and recorded on September 6, 2023 at Instrument Number 2023-1961 in the real property records of RAINS County, Texas, which contains a power of sale.
- Sale Information: July 7, 2026, at 1:00 PM, or not later than three hours thereafter, at At the EAST most side of the Rains County Courthouse 167 East Quitman street or at the area most recently designated by the County Commissioner's Court. 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 HANNAH WEAVER AND RUDY WEAVER secures the repayment of a Note dated August 31, 2023 in the amount of \$158,708.00. 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.



4873846

ServiceLink

/s/Corey Lewis

Corey Lewis, Attorney at Law
Texas Bar No. 24134172
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): Harriett Fletcher, Sheryl
LaMont, Sharon St. Pierre, Kevin Key, Jay Jacobs,
Christine Wheelless, Phillip Hawkins, Patrick Zwiers,
Darla Boettcher, Lisa Bruno, Tonya Washington,
Misty McMillan, Auction.com LLC||Harriett Fletcher,
Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather
Golden, 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, Catherine Geddie, declare under penalty of perjury that on the 7 day of
May, 2016 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of RAINS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Being a 2.00 acre tract of land situated in the F.A. Tibbles Survey, Abstract No. 233, Rains County, Texas, same being a part of a called 2.000 acre tract of land conveyed to Jim Pitre, by deed recorded in Volume 392, Page 355, Official Public Records, Rains County, Texas, and a part of a called 10.653 acre tract of land conveyed to Jim Pitre, by deed recorded in Volume 550, Page 707, Official Public Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in County Road 3328 for corner, said corner being the Southeast corner of said 2.000 acre tract, from said point a 60D nail found bears North 87 degrees 45 minutes 50 seconds East, a distance of 461.42 feet;

THENCE South 87 degrees 45 minutes 50 seconds West, along said County Road 3328 and the South line of said 2.000 acre tract, a distance of 162.32 feet to a point for corner, from said point a 60D nail found bears South 87 degrees 45 minutes 50 seconds West, a distance of 56.15 feet;

THENCE North 02 degrees 27 minutes 38 seconds West, through, over, and across said 2.000 acre tract and said 10.653 acre tract, passing at a distance of 15.00 feet a 1/2 inch iron rod found, stamped "BY-LINE", for reference, continuing along said course a total distance of 536.56 feet to a 1/2 inch iron rod found, stamped "BY-LINE", for corner;

THENCE North 87 degrees 31 minutes 46 seconds East, through, over, and across said 10.653 acre tract, a distance of 162.22 feet to a point for corner, said corner being on an East line of said 10.653 acre tract, from said point the Northeast corner of said 10.653 acre tract bears North 02 degrees 15 minutes 24 seconds West, a distance of 503.83 feet, witness 1/2 inch iron rod found bears South 89 degrees 32 minutes 15 seconds West, a distance of 0.65 feet;

THENCE South 02 degrees 28 minutes 14 seconds East, along an East line of said 10.653 acre tract, continuing along the East line of said 2.000 acre tract, passing at a distance of 517.76 feet a 1/2 inch iron rod found for reference, continuing along the East line of said 2.000 acre tract a total distance of 537.22 feet to the **POINT OF BEGINNING** and containing 2.00 acres of land.

Being the same land in Warranty Deed with Vendor's Lien dated July 2, 2021 from Jim M. Pitre s/p/a Jim Pitre and wife, Krista Pitre to Troy Row and Teresa Thomas-Row, recorded in Document No. 2021-1937, Official Public Records of Rains County, Texas.

**USED 2001 MOBILE HOME
MODEL: PIONEER
SERIAL NUMBER: PH3220LA2337A/B
LENGTH/WIDTH: 48.2' x 23.1'**

Notice of Trustee's Sale

FILED FOR RECORD

2026 MAY -8 AM 11: 29

MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY: *M. Longan* DEPUTY

Date: April 28, 2026

Trustee: Gaylene Rogers Lonegan
12801 North Central Expressway, Suite 150, Dallas, Tx, 75243

Lender: Cornerstone Capital Homes and Higher Ground Realty

Note: Promissory Note dated October 26, 2022 in the original principal amount of \$355,000.00, executed by Victor Manuel Guerrero Jimenez and Diana Vega.

Deed of Trust:

Date: October 26, 2022

Grantor: Victor Manuel Guerrero Jimenez and Diana Vega

Lender: Cornerstone Capital Homes and Higher Ground Realty

Recording information:

Recorded under Instrument Number 2022-3222 of the County Clerk's Records, Rains County, Texas.

Property:

See Exhibit A attached to and herein incorporated.

County: Rains

Date of Sale: June 2, 2026

Time of Sale: 10:00 AM - 1:00 PM

Place of Sale: At the Rains County Courthouse located at 167 Quitman St., Emory, TX 75440 at the westmost side of the courthouse.

Gaylene Rogers Lonergan is the Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Lonergan Lawn Firm, P.L.L.C

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 28th day of April, 2026 by Gaylene Rogers Lonergan, Trustee.



Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary

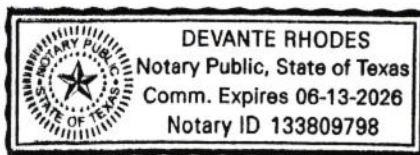


EXHIBIT A

Being a lot, tract or parcel of land situated in the Francisco de Rojas Survey, Abstract No. 188, Rains County, Texas, and being all of those certain called Tracts One and Two conveyed to Higher Ground Realty LLC and Cornerstone Capital Homes LLC, by Deed recorded in Clerk's File No. 2021-3660, of the Official Public Records of Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with cap marked "BY-LINE" for corner, said corner being the Northwest corner of said Tract Two, the Northeast corner of a called 16 acre tract of land, First Tract, conveyed to Amanda Lovvorn, et al, by Deed recorded in Volume 388, Page 554, of the Real Records of Rains County, Texas, and on a South line of a called 60 acre tract of land conveyed to Lester McDonald, et ux, by Deed recorded in Volume 176, Page 597, of the Deed Records of Rains County, Texas;

THENCE North 89 degrees 03 minutes 42 seconds East, along a North line of said Tract Two and a South line of said 60 acre tract, a distance of 135.75 feet to a 1/2 inch iron rod set with cap marked "BY-LINE" for corner at the Northwest corner of a called 2,450 square yards described as a less and except tract in Clerk's File No. 2018-1534, of the Official Public Records of Rains County, Texas;

THENCE South 01 degrees 22 minutes 49 seconds East, along a West line of said 2,450 square yards and over and across said Tract Two, a distance of 102.09 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Tract One and the Southwest corner of said 2,450 square yards;

THENCE North 89 degrees 51 minutes 05 seconds East, along a North line of said Tract One, and the South line of said 2,450 square yards, passing at a distance of 189.99 feet to a 1/2 inch iron rod found for reference, continuing along said course, a total distance of 211.09 feet to a point for corner in County Road No. 1320, said corner being the Northeast corner of said Tract One and the Southeast corner of said 2,450 square yards, from said corner of 3/8 inch iron rod found bears North 01 degrees 23 minutes 10 seconds West, a distance of 92.78 feet;

THENCE South 01 degrees 23 minutes 10 seconds East, along said County Road No. 1320 and the East line of said Tract One, continuing along said County Road No. 1320 and the East line of said Tract Two, a distance of 668.02 feet to a point for corner, said corner being the Southeast corner of said Tract Two and the Northeast corner of a called 5.75 acre tract of land conveyed to David Frost, et ux, by Deed recorded in Volume 254, Page 455, of the Real Records of Rains County, Texas, from said corner

a 3/8 inch iron rod found bears South 01 degrees 23 minutes 10 seconds East, a distance of 724.49 feet;

THENCE South 88 degrees 50 minutes 30 seconds West, over and across said Tract Two and along the North line of said 5.75 acre tract, passing at a distance of 30.00 feet to a 1/2 inch iron rod set with cap marked "BY-LINE" for reference, continuing along said course, a total distance of 346.77 feet to a 1 inch iron pipe found for corner, said corner being on the West line of said Tract Two, the Northwest corner of said 5.75 acre tract, and on an East line of said 16 acre tract;

THENCE North 01 degrees 23 minutes 10 seconds West, along the West line of said Tract Two and an East line of said 16 acre tract, a distance of 774.35 feet to the POINT OF BEGINNING and containing 5.66 acres of land, more or less.

Said Property more commonly known as 940 CR 1320 Emory, Tx 75440.