

RECEIVED AND FILED  
FOR POSTING  
At 3:10 O'Clock P.M.  
JUN 12 2026  
JACKIE ENSEY Co. Clerk  
STEPHENS COUNTY, TEXAS  
By Jackie Ensey Deputy

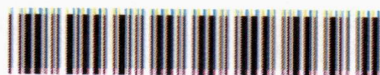
26-00760  
2323 SHA LN, BRECKENRIDGE, TX 76424

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

- Property: The Property to be sold is described as follows:
- SURFACE ONLY OF LOT 9, UNIT 4, LAKEVIEW HILLS, AN ADDITION TO THE CITY OF BRECKENRIDGE, STEPHENS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 1, SLIDE 100-B, PLAT RECORDS, STEPHENS COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated June 10, 2024 and recorded on July 22, 2024 at Book 2261 and Page 591 Instrument Number 00001109 in the real property records of STEPHENS County, Texas, which contains a power of sale.
- Sale Information: September 1, 2026, at 10:00 AM, or not later than three hours thereafter, at the south entrance steps of the Stephens County Courthouse, also known as the Walker Street entrance, 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 CORY D FISHER secures the repayment of a Note dated June 10, 2024 in the amount of \$288,674.00. 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 mortgage. 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.**



4877718

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law  
Texas Bar No. 24145898  
[txsalesteam@decubaslewis.com](mailto:txsalesteam@decubaslewis.com)

**De Cubas & Lewis, P.C.**

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

Phone: (954) 453-0365

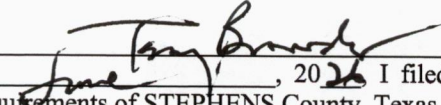
Fax: (469) 518-4972

~~Substitute Trustee(s): Laura Browder, Terry Browder,  
Agency Sales and Posting LLC||Xome Inc., Tejas  
Corporate Services, LLC, NFPDS-TX LLC~~

c/o De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

Certificate of Posting

I, , declare under penalty of perjury that on the 12 day of June, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of STEPHENS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).