

26-00600  
209 4TH ST, VALLEY VIEW, TX 76272

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

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated August 15, 2024 and recorded on August 16, 2024 at Instrument Number 2024-5809 in the real property records of COOKE County, Texas, which contains a power of sale.

Sale Information: July 7, 2026, at 10:00 AM, or not later than three hours thereafter, at the east steps of the historic Cooke County Courthouse located at 101 South Dixon Street, Gainesville, 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 RYLEIGH LEDET BEAVER AND RAYDEN KALEB DYER secures the repayment of a Note dated August 15, 2024 in the amount of \$188,522.00. 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.**



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FILED FOR RECORD  
26 APR 23 PM 12:55  
PAM HARRISON  
COUNTY CLERK, COOKE CO. TX  
BY M DEPUTY

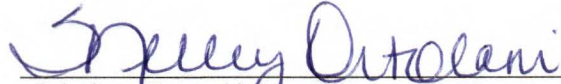
/s/Corey Lewis

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Corey Lewis, Attorney at Law  
Texas Bar No. 24134172  
[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



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Substitute Trustee(s): Mary Mancuso, Francesca  
Ortolani, Shelley Ortolani, Michele Hreha, Carol  
Dunmon, Payton Hreha, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of COOKE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

**Being all that certain lot, tract or parcel of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 170, in the City of Valley View, Cooke County, Texas, being the same land described in deed to The Stuart Rigall Family Revocable Living Trust, recorded in Volume 2399, Page 737, Deed Records, Cooke County, Texas (D.R.C.C.T.) and being more particularly described as follows:**

**BEGINNING at a 1/2 inch iron rod found for corner in the North line of 4th Street, at the Southeast corner of a tract of land described in deed to Charlotte K. McMurray, recorded in Volume 2092, Page 301 (D.R.C.C.T.) and at the Southwest corner of said The Stuart Rigall Family Revocable Living Trust tract, from which a 1/2 inch iron rod found for reference bears South 12 degrees 28 minutes 56 seconds West, a distance of 1.22 feet;**

**THENCE North 00 degrees 11 minutes 39 seconds West, a distance of 100.00 feet to a point for corner in the South line of a tract of land described in deed to Charlotte K. McMurray, recorded in Volume 2119, Page 208 (D.R.C.C.T.), at the Northeast corner of said McMurray tract (Volume 2092, Page 301), from which a PK nail found for reference bears North 00 degrees 11 minutes 39 seconds West, a distance of 0.40 feet and from which a 1/2 inch iron rod found for reference bears South 26 degrees 50 minutes 224 seconds West, a distance of 1.92 feet;**

**THENCE North 89 degrees 25 minutes 28 seconds East, a distance of 65.87 feet to a 1/2 inch iron rod found at the Southeast corner of said McMurray tract (Volume 2119, Page 208);**

**THENCE South 00 degrees 34 minutes 32 seconds East, a distance of 100.00 feet to a point for corner in the said North line of 4th Street, from which a 1/2 inch iron rod found for reference bears South 13 degrees 40 minutes 23 seconds East, a distance of 1.17 feet;**

**THENCE South 89 degrees 25 minutes 28 seconds West, with the said North line of 4th Street, a distance of 66.53 feet to the PLACE OF BEGINNING and containing 6,620 square feet or 0.15 of an acre of land, more or less.**

**Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B, hereof.**