

25-04623
1155 PUCCINI LN, UVALDE, TX 78801

**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 26, 2021 and recorded on August 27, 2021 at Instrument Number 2021011349 in the real property records of UVALDE County, Texas, which contains a power of sale.

Sale Information: February 3, 2026, at 1:00 PM, or not later than three hours thereafter, at the east side courthouse steps of the Uvalde 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 LONDON JOHN LANCASTER AND LORILL AINSLEE LANCASTER secures the repayment of a Note dated August 26, 2021 in the amount of \$352,497.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o TX - M & T BANK, One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current mortgagee of the Deed of Trust and Note and TX - M & T BANK 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.

FILED
This 26 day of NOV. A.D. 2025
at 9:37 o'clock A.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By: [Signature]
Deputy



4859539

Mary Compary

De Cubas & Lewis, P.C.
Mary Compary, Attorney at Law

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


Substitute Trustee(s): Calvin Speer, Wayne
Daughtrey, Bob Frisch, Jodi Steen, Janice Stoner, Jo
Woolsey, Agency Sales and Posting LLC||Xome Inc.
and Tejas Corporate Services, LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, CALVIN SPEER, declare under penalty of perjury that on the 26 day of
NOVEMBER, 2015. I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of UVALDE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

LEGAL DESCRIPTION

FIELD NOTES FOR A BOUNDARY SURVEY OF 7.99 ACRES, MORE OR LESS COMPLETED JULY 30, 2021

Being a Boundary Survey of 7.99 acres, more or less, being out of and a part of Melchor Leal Survey 73, Abstract No. 309, and also being comprised of a composite of those same certain tracts called 4.98 acres described in conveyance document to James A. Brewster, et ux, recorded in Volume 323, Page 619 of the Uvalde County Deed Records, and 3.00 acres described in conveyance document to James A. Brewster, et ux, recorded in Volume 334, Page 346 of the Uvalde County Deed Records, Uvalde County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING: at a found 5/8" diameter rebar in the fenced northeasterly margin of County Road 373 (a.k.a Puccini Lane), marking the northwest corner of that same certain tract called Tract One: 4.98 acres described in conveyance document to Calvin Cline Speer recorded in Instrument Number 2013002214 of the Uvalde County Official Public Records, also marking the southwest corner of said 4.98 acres parent tract and marking the southwest corner of the herein described tract;

THENCE: N 24° 41' 33" W, with the fenced northeasterly margin of County Road 373, also with the common line of said 4.98 acres parent tract and the herein described tract for a distance of 436.37 feet to a found ½" diameter rebar at the intersection of the fenced northeasterly margin of County Road 373 and the fenced southeasterly margin of Timberwood Lane, marking the northwest corner of said 4.98 acres parent tract and marking the northwest corner of the herein described tract;

Page 1 of 2

EXHIBIT A
page 1 of 2

