

FILED FOR RECORD
at 12:51 o'clock P M

JUL 23 2026

26-01496

4451 COUNTY RD 4410, COMMERCE, TX 75428

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

BECKY LANDRUM
County Clerk, Hunt County, Tex.

Property:

The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument:

Deed of Trust dated August 11, 2023 and recorded on August 11, 2023 at Instrument Number 2023-15358 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information:

September 1, 2026, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt 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 PHILIP CLAYTON WEATHERLY AND SARAH ELIZABETH WEATHERLY secures the repayment of a Note dated August 11, 2023 in the amount of \$510,000.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o M&T Bank, One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current mortgagee of the Deed of Trust and Note and 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.



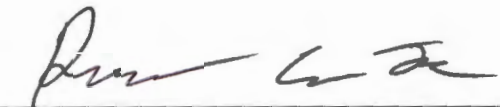
4881053

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
Texas Bar No. 24145898
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): Richard Paul Carr Jr, Harriett
Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy
Daniel, Margaret Rosanne Kayl, 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, Richard Carr Jr, declare under penalty of perjury that on the 23 day of
July, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"
Property Description

Closing Date: August 11, 2023
Buyer(s): Sarah Elizabeth Weatherly and Philip Clayton Weatherly
Property Address: 4451 County Road 4410, Commerce, TX 75428

PROPERTY DESCRIPTION:

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 1019, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED TO RONALD ANDERSON, ET UX, AS RECORDED IN VOLUME 811, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF COUNTY ROAD NO. 4410 AT THE NORTHEAST CORNER OF SAID ANDERSON TRACT;

THENCE S. 02 DEG. 05 MIN. 52 SEC. W. WITH THE EAST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 404.07 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE N. 89 DEG. 49 MIN. 26 SEC. W. (DIRECTIONAL CONTROL LINE) WITH THE SOUTH LINE OF SAID ANDERSON TRACT, A DISTANCE OF 323.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE N. 02 DEG. 02 MIN. 55 SEC. E. WITH THE WEST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 404.08 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF SAID ROAD;

THENCE S. 89 DEG. 49 MIN. 14 SEC. E. WITH THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 323.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES 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 only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.