

25-03052
1005 W 11TH ST, POST, TX 79356

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

- Property:** The Property to be sold is described as follows:
- THE WEST HALF (W/2) OF LOT SEVEN (7) AND ALL OF LOT EIGHT (8) IN BLOCK ONE (1), WESTGATE ADDITION TO THE CITY OF POST, GARZA COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 72, PAGE 528, DEED RECORDS, GARZA COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated October 20, 2022 and recorded on October 24, 2022 at Instrument Number 220986 in the real property records of GARZA County, Texas, which contains a power of sale.
- Sale Information:** November 4, 2025, at 10:00 AM, or not later than three hours thereafter, at the inside of the foyer of the west door leading to the Law Enforcement Annex building, 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 GARY GILLILAND AND TONYA GILLILAND secures the repayment of a Note dated October 20, 2022 in the amount of \$223,850.00. 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.



4850931

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

~~Substitute Trustee(s): Terry Browder, Laura Browder
ServiceLink ASAP Home Inc. and Tejas Corporate
Services, LLC~~

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, *Terry Browder*, declare under penalty of perjury that on the 21 day of August, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GARZA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED FOR RECORD
21st day of August 2025
at 4:48 o'clock P. M
TERRI LAURENCE
COUNTY CLERK, GARZA COUNTY TEXAS
By *Terri Laurence* Deputy