

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HARRIS County**  
Deed of Trust Dated: April 14, 2016  
Amount: \$247,426.00  
Grantor(s): IRISH GRACE GUMBA  
Original Mortgagee: CORNERSTONE HOME LENDING, INC.  
Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC  
Mortgage Servicer and Address: c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098  
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property  
Recording Information: Document No. RP-2016-158799  
Legal Description: LOT TWENTY-FIVE (25), IN BLOCK TWO (2), OF ENCLAVE AT NORTHPOINTE SECTION FOUR (4), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 674943 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Date of Sale: July 2, 2024 between the hours of 10:00 AM and 1:00 PM.  
Earliest Time Sale Will Begin: 10:00 AM  
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARRIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

*Anthony A. Garcia*

Anthony A. Garcia, ATTORNEY AT LAW  
HUGHES, MATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-001868

*Chris Poston*

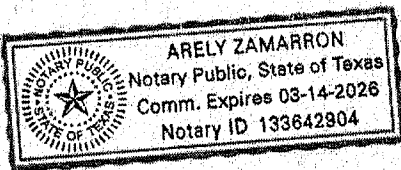
Printed Name: Chris Poston  
c/o XOME  
750 TX-121 #100  
Lewisville, TX 75067

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned notary, on this day personally appeared Anthony A. Garcia a person whose identity is known to me, and after administration of the oath, stated that he/she executed the foregoing instrument in the capacity therein stated and for the purposes and consideration therein expressed.

SWORN TO AND SUBSCRIBED before me on the 10th day of May, 2024.



*Arely Zamarron*  
Notary Public in and for the State of Texas  
Printed Name: Arely Zamarron  
My Commission expires: 03-14-26

RP-2024-174006

COPY

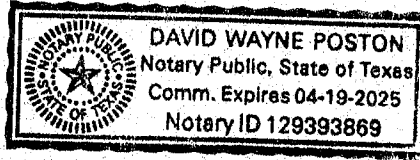
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this 13 day of MAY 2024, personally appeared CHRIS POSTON, as substitute trustee known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2024-001868



COPY  
UNOFFICIAL

RP-2024-174006

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# Pages 3  
05/13/2024 03:47 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-174006

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