

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/7/2024	Grantor(s)/Mortgagor(s): BLAKE LLOYD WEISE AND JENNA LEE WEISE, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR DAS ACQUISITION COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 148173	Property County: DEWITT
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 6/2/2026	Earliest Time Sale Will Begin: 12pm
Place of Sale of Property: DeWitt County Courthouse, 307 North Gonzales Street, Cuero, TX 77954 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Daniel McQuade, Auction.com LLC, or Jodi Steen, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 3/18/2026

Myra Homayoun, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for LoanCare, LLC

Dated: 3-19-26

Bob Frisch

Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

Filed for Record

This, the 19th day of Mar. 2026
at 2:55 o'clock P M

NATALIE CARSON, COUNTY CLERK OF

DeWitt County, Texas

DEPUTY

MH File Number: TX-26-126545-POS
Loan Type: FHA

Exhibit "A"

BEING a 1.22 acre tract situated in Block 68 of the TOWN OF NORDHEIM, DeWitt County, Texas, being All of that certain tract conveyed in a Sheriff's Tax Deed dated February 9, 2015, from Sheriff Joe "Jode" C. Zavesky to Luis Herrera, recorded in Volume 537, Page 542 of the Official Records of DeWitt County, Texas, and being all of the remainder portion of that certain called 42,750 square foot tract conveyed in a Warranty Deed dated May 24, 2002, from Jose Luis Herrera and wife, Margarita Herrera, to Luis H. Herrera, Trustee for Steven Michael Herrera, recorded in Volume 112, Page 883 of the Official Records of DeWitt County, Texas, said 1.22 acre tract being described by metes and bounds as follows:

BEGINNING at a found 5/8 inch steel rod in the northwest line of said Block 68, in the southeast line of a called 5.03 acre tract conveyed in a Deed to Annette Moreno Ortega, recorded in Volume 399, Page 519 of the Official Records of said County, for the west corner of that certain tract, styled Tract 2, conveyed in a Deed to Marie Metting, recorded in Volume 537, Page 538 of the Official Records of said County, for the north corner of said Herrera tract and the herein described tract;

THENCE, with the southwest line of said tract, styled Tract 2, South 49° 02' 44" East, at 100.00 feet pass a point for the west corner of a called 18,000 square foot tract conveyed in a Deed to Guadalupe Moya, recorded in Volume 150, Page 535 of the Deed Records of said County, continuing for a total distance of 300.00 feet to a found 5/8 inch steel rod in the southeast line of said Block 68, in the northwest line of Ninth Avenue, for the south corner of said called 18,000 square foot tract, for the east corner of said Herrera tract and the herein described tract;

THENCE, with the northwest right of way line of said Ninth Avenue, South 41° 00' 00" West, at 60.00 feet pass a found 5/8 inch steel rod for the south corner of said Herrera tract and for the east corner of the remainder portion of said called 42,750 square foot tract, continuing for a total distance of 127.50 feet to a 5/8 inch steel rod set, with yellow cap stamped URBAN SURVEYING INC., for the east corner of that certain tract conveyed in a Deed to Justo Bryand and wife, Lydia Bryand, recorded in Volume 330, Page 409 of the Official Records of said County, for an east exterior corner of the remainder portion of said called 42,750 square feet tract and the herein described tract;

THENCE, with the northeast line of said Bryand tract, North 49° 00' 00" West, a distance of 100.00 feet to a 5/8 inch steel rod set, with yellow cap, for an east interior corner of the remainder portion of said called 42,750 square foot tract and the herein described tract;

THENCE, with the northwest line of said Bryand tract, South 41° 00' 00" West, a distance of 75.00 feet to a 5/8 inch steel rod set, with yellow cap, in the northeast right of way line of Pecan Street, in the southwest line of said Block 68, for the west corner of said Bryand tract, for a south exterior corner of the remainder portion of said called 42,750 square foot tract and the herein described tract, said 5/8 inch steel rod set, with yellow cap, being located, North 49° 00' 00" West, a distance of 100.00 feet from a found 5/8 inch steel rod for the south corner of said Bryand tract and said Block 68;

THENCE, with the northeast right of way line of said Pecan Street, North 49° 00' 00" West, a distance of 200.00 feet to a 5/8 inch steel rod set, with yellow cap, in the southeast line of a called 5000 square foot tract conveyed in a Deed to Eminio Salinaz, recorded in Volume 120, Page 633 of the Deed Records of said County, for the west corner of said Block 68, for the west corner of the remainder portion of said called 42,750 square foot tract and the herein described tract;

THENCE, with the northwest line of said Block 68, North 41° 00' 00" East, at 19.48 feet pass a point for a south exterior corner of said called 5.03 acre tract, at 142.50 feet pass a found 5/8 inch steel rod for the north corner of the remainder portion of said called 42,750 square foot tract and for the west corner of said Herrera tract, continuing for a total distance of 202.26 feet to THE POINT OF BEGINNING, CONTAINING, with these metes and bounds, 1.22 acres of land, more or less.

Bearings are based on bearing of record in Volume 53, Page 513 of the Deed Records of DeWitt County, Texas.