

22-01564
1406 S GRAND AVE, GAINESVILLE, TX 76240

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

PART OF LOT 3 IN BLOCK 1 OF DAVIS ADDITION TO THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 63, OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH FOUND IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 3 OF THE EAST IANE OF GRAND AVENUE; THENCE SOUTH 89 DEGREES 32 MINUTES 40 SECONDS EAST 222.66 FEET TO A 1 INCH FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 75.00 FEET TO A 1 INCH FOUND IRON PIPE; THENCE NORTH 89 DEGREES 32 MINUTES 40 SECONDS WEST WITH A FENCE PART WAY, A TOTAL OF 222.66 FEET TO A 1/2 INCH FOUND IRON ROD ON THE EAST LINE OF GRAND AVENUE; THENCE NORTH WITH THE SAID EAST LINE 75.00 FEET TO THE PLACE OF BEGINNING.

Security Instrument: Deed of Trust dated December 6, 2021 and recorded on December 8, 2021 at Instrument Number 2021-10984 in the real property records of COOKE County, Texas, which contains a power of sale.

Sale Information: **November 1, 2022, at 11:00 AM, or not later than three hours thereafter,** at the east steps of the historic Cooke County Courthouse located at 101 South Dixon Street, Gainesville, Texas, or as designated by the County Commissioners Court.

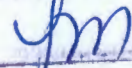
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas 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 MATTHEW J. ROCHA AND FATIMA A. LOZANO secures the repayment of a Note dated December 6, 2021 in the amount of \$266,750.00. LAKEVIEW LOAN SERVICING, LLC., whose address is c/o LoanCare, LLC, 3637 SENTARA WAY, STE 303, VIRGINIA BEACH, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. 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

FILED FOR RECORD
22 SEP 22 PM 12:18

PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY  DEPUTY

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.

Kirk Schwartz

De Cubas & Lewis, Schwartz, P.A.
Kirk Schwartz, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Shelley Ortolani

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Terry Waters, Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, and Auction.com employees, including but not limited to those herein
c/o De Cubas & Lewis, Schwartz, P.A.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of COOKE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).