

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/6/2014

**Grantor(s)/Mortgagor(s):**  
ZACHARY R. POOLER, A SINGLE PERSON

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
INDEPENDENT BANK, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** 1917  
**Page:** 773  
**Instrument No:** 00044753

**Property County:**  
COOKE

**Mortgage Servicer:**  
M&T Bank is representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

**Legal Description:** LOT 1043 OF LAKE KIOWA, INC. SUBDIVISION, IN COOKE COUNTY, TEXAS, AS SHOWN ON  
THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, NOW HELD IN CABINET B, SLIDE 181 OF THE PLAT  
RECORDS OF COOKE COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

**Earliest Time Sale Will Begin:** 10am

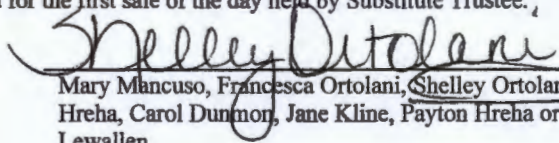
**Place of Sale of Property:** THE EAST STEPS OF THE COOKE COUNTY COURTHOUSE LOCATED AT 101 SOUTH  
DIXON STREET, GAINSVILLE, TX 76240 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN  
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS  
PROPERTY CODE.

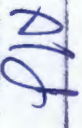
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The  
sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

**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.**

  
Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele  
Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity  
Lewallen  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED FOR RECORD  
22 APR 21 PM 12: 09  
PAM HARRISON  
COUNTY CLERK, COOKE CO. TX  
BY  DEPUTY

**MH File Number:** TX-18-55741-POS  
**Loan Type:** VA