

26-00710
1721 MORNINGSIDE DR, GAINESVILLE, TX 76240

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

FILED FOR RECORD

26 MAR 17 PM 12:19

PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY *Bc* DEPUTY

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

LOT NO. NINETEEN (19) IN BLOCK NO. SEVEN (7) OF JOY ACRES ADDITION, SIXTH SECTION, TO THE CITY OF GAINESVILLE, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF AS SHOWN OF RECORD IN VOLUME 2, PAGE 29, NOW HELD IN CABINET B, SLIDE 109 OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 2, 2022 and recorded on May 3, 2022 at Book 2507 and Page 618 Instrument Number 2022-3908 in the real property records of COOKE County, Texas, which contains a power of sale.

Sale Information: May 5, 2026, 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 MARK W MANNING AND JEANETTE MANNING secures the repayment of a Note dated May 2, 2022 in the amount of \$270,000.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, 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 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.



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Kathryn Dahlin

De Cubas & Lewis, P.C.
Kathryn Dahlin, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Shelley Ortolani

Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers,
Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad
Wallace, Tonya Washington, Misty McMillan, Tionna
Hadnot, Shawn Schiller, Auction.com LLC, Ashlee
Luna||Mary Mancuso, Francesca Ortolani, Shelley
Ortolani, Michele Hreha, Carol Dunmon, Payton
Hreha, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

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).