

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 121643-TX

Date: March 21, 2024

County where Real Property is Located: Cooke

ORIGINAL MORTGAGOR: CHRISTIAN RAMBAY AND RUBI ESQUIVEL, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 6/8/2021, RECORDING INFORMATION: Recorded on 6/15/2021, as Instrument No. 2021-5077 in Book OPR-2426 Page 96

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.P. TICKNOR SURVEY, ABSTRACT NUMBER 1033, IN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AND BEING MORE ACCURATELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/7/2024**, the foreclosure sale will be conducted in **Cooke** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 121643-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, TERRY WATERS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, CAROL DUNMON, CHASITY LEWALLEN, JANE KLINE, PAYTON HREHA, PAUL A. HOEFKER or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: _____



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SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.P. TICKNOR SURVEY, ABSTRACT NUMBER 1033, IN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AND BEING A CALLED SOUTH 1/2 OF LOT 4, IN BLOCK 12 OF THE BURRIS ADDITION, AN UNRECORDED SUBDIVISION IN THE CITY OF GAINESVILLE, AND BEING A RETRACEMENT SURVEY OF A TRACT OF LAND DESCRIBED IN THE DEED TO WILLOWSIDE HOLDINGS, L.L.C, AS RECORDED IN VOLUME 2244, PAGE 473 OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID WILLOWSIDE HOLDINGS TRACT, IN THE WEST LINE OF SAID BLOCK 12 AND IN THE EAST LINE OF SOUTH HOWETH STREET, AT THE RECOGNIZED SOUTHWEST CORNER OF LOT 4;

THENCE NORTH 00 DEGREES 43 MINUTES 12 SECONDS WEST, WITH THE WEST LINE OF SAID BLOCK 12 FOR A DISTANCE OF 108.16 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID WILLOWSIDE HOLDINGS TRACT, AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO PHAGIEL GALLEGOS AND INOCENCIA V. GALLEGOS, AS RECORDED IN VOLUME 1685, PAGE 38, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89 DEGREES 29 MINUTES 58 SECONDS EAST, WITH THE NORTH LINE OF SAID WILLOWSIDE HOLDINGS TRACT AND THE SOUTH LINE OF SAID GALLEGOS TRACT, FOR A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID WILLOWSIDE HOLDINGS TRACT, AND THE SOUTHEAST CORNER OF SAID GALLEGOS TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 12 SECONDS EAST, WITH THE EAST LINE OF SAID WILLOWSIDE HOLDINGS TRACT, A DISTANCE OF 108.23 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID WILLOWSIDE HOLDINGS TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 0.249 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ADELAIDO SAENZ, JR, AS RECORDED IN VOLUME 1304, PAGE 835, BEARS SOUTH 89 DEGREES 34 MINUTES 33 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, WITH THE SOUTH LINE OF SAID WILLOWSIDE HOLDINGS ADDITION, FOR A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.124 OF AN ACRE OF LAND, MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

FILED FOR RECORD
24 MAR 28 PM 1:39
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY PA DEPUTY