

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

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated December 2, 2022 and recorded on December 12, 2022 at Instrument Number 2022-5829 in the real property records of MILAM County, Texas, which contains a power of sale.

Sale Information: September 2, 2025, at 10:00 AM, or not later than three hours thereafter, at the east door of the Milam County Courthouse located at 107 West Main Street in Cameron, 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 TATIANE GRACE GUERRA AND IAN SANTORO secures the repayment of a Note dated December 2, 2022 in the amount of \$260,200.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, 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. 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.

Filed 25 day of June
in 2025, At 1250 M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy



Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Pete Florez

Substitute Trustee(s): Pete Florez, Zachary Florez,
Orlando Rosas, Florence Rosas, Enrique Florez,
Kristopher Holub, Aarti Patel, Kathleen Adkins,
Violet Nunez, Auction.com LLC||Pete Florez
ServiceLink ASAP

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 25 day of June, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MILAM County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

BEING a 3.459 acre tract of land situated in the J. R. COCKRELL SURVEY, ABSTRACT No. 126, Milam County, Texas and all of that certain 3.46 acre tract of land described in a Deed to Joan Cole and being of record in Document No. 2021-954, Official Public Records of Milam County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod with cap stamped "RPLS 3910" found being the northeast corner of the said 3.46 acre tract and being the southeast corner of that certain 5.26 acre tract of land described in a Deed to Thomas L. Williams and spouse, Melissa D. Williams and being of record in Document No. 2020-3601, Official Public Records of Milam County, Texas and being in the west right-of-way line of County Road No. 227 for corner;

THENCE S. 18° 40' 49" W., 360.37 feet departing the said 5.26 acre tract and with the east boundary line of the said 3.46 acre tract (calls S. 18° 49' 05" W., 360.32 feet) and with the said west right-of-way line to a 1/2" Iron rod with cap stamped "RPLS 6410" found being the southeast corner of the said 3.46 acre tract and being the northeast corner of that certain 4.199 acre tract of land described in a Deed to Lonni L. Haviland and Judith Ann Jurack and being of record in Document No. 2019-1940, Official Public Records of Milam County, Texas for corner;

THENCE N. 78° 06' 12" W., 402.14 feet departing the said west right-of-way line and with the south boundary line of the said 3.46 acre tract (calls N. 78° 05' 05" W., 402.29 feet) and with the north boundary line of the said 4.199 acre tract to a 1/2" iron rod with cap stamped "RPLS 6410" found being the southwest corner of the said 3.46 acre tract and being the northwest corner of the said 4.199 acre tract and being the northeast corner of that certain 5.433 acre tract of land described in a Deed to Elizabeth McDermott and being of record in Volume 584, Page 55, Official Public Records of Milam County, Texas and being the southeast corner of that certain 588.06 acre tract of land described in a Deed to BRL Ranches, L.P. and being of record in Volume 1048, Page 9, Official Public Records of Milam County, Texas for corner;

THENCE N. 13° 05' 47" E., 359.55 feet departing the said 4.199 acre tract and the said 5.433 acre tract and with the west boundary line of the said 3.46 acre tract (calls N. 13° 06' 08" E., 359.62 feet) and with the east boundary line of the said 588.06 acre tract to a 3/8" Iron rod found being the northwest corner of the said 3.46 acre tract and being the southwest corner of the aforementioned 5.26 acre tract for corner;

THENCE S. 77° 52' 38" E., 438.02 feet departing the said 588.06 acre tract and with the north boundary line of the said 3.46 acre tract (calls S. 77° 50' 44" E., 438.15 feet) and with the south boundary line of the said 5.26 acre tract to the Point of BEGINNING and containing 3.459 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Michael E. Alvis, RPLS#5402
November 4, 2022



Bearing Base: Texas State Plane Coordinate System (NAD 1983) as determined by G.P.S. observation.



ENGINEERING • SURVEYING • PLANNING
301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
ENGINEERING FIRM #1088 SURVEY FIRM #1006000