


22-01383  
707 MILLER ST, ROCKDALE, TX 76567

Filed 13<sup>th</sup> day of Sept  
in 2022 At 11:57 AM.  
County Clerk, Milam County, Texas  
By JODI MORGAN  
Deputy  
MELINDA CONTRERAS  
Deputy County Clerk



## NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- BEING LOT 4, BLOCK 2, REVISED DYER ADDITION TO THE CITY OF ROCKDALE, MILAM COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 14-D, PLAT RECORDS OF MILAM COUNTY, TEXAS; ALSO OF RECORD IN VOLUME 277, PAGE 544, DEED RECORDS OF MILAM COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN DEED DATED FEBRUARY 9, 2000, EXECUTED BY HUBERT L. FLETCHER AND PATRICIA R. FLETCHER TO HUBERT L. FLETCHER AND PATRICIA R. FLETCHER, AS TRUSTEES OF THE T & T TRUST, RECORDED IN VOLUME 823, PAGE 588, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated January 29, 2009 and recorded on January 30, 2009 at Book 1092 and Page 78 Instrument Number 108753 in the real property records of MILAM County, Texas, which contains a power of sale.
- Sale Information:** October 4, 2022, 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 BEN RODRIGUEZ AND TERRY GARZA secures the repayment of a Note dated January 29, 2009 in the amount of \$58,877.00. 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 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*

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

*Pete Florez*

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Substitute Trustee(s): Pete Florez, Zachary Florez,  
Orlando Rosas, Florence Rosas, Bobby Brown,  
Maryna Danielian, Kristopher Holub, Aarti Patel,  
Garrett Sanders, Kathleen Adkins, Shelley Nail,  
Kristina McCrary, Clay Golden, Logan Thomas and  
Auction.com employees, including but not limited to  
those listed herein  
c/o De Cubas & Lewis, Schwartz, P.A.  
1999 N University Drive, Suite 204  
Coral Springs, FL 33071

Certificate of Posting

I, *Pete Florez*, declare under penalty of perjury that on the *13<sup>th</sup>* day of *September*, 20*22*, 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).