

25-00485
156 PINION LN, ROCKWALL, TX 75032

FILED FOR RECORD
ROCKWALL CO. TEXAS
25 MAR -6 AM 11:53
JEAN-LOUIS POGG
ROCKWALL COUNTY CLERK
BY JLS DEPUTY

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property:

The Property to be sold is described as follows:

BEING LOT 31, BLOCK C, OF WINDMILL RIDGE ESTATES NO. -B, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET E, SLIDES 139 AND 140, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated August 19, 2020 and recorded on August 20, 2020 at Instrument Number 20200000019173 in the real property records of ROCKWALL County, Texas, which contains a power of sale.

Sale Information:

May 6, 2025, at 12:00 PM, or not later than three hours thereafter, at the area immediately outside on the front steps of the Rockwall County Courthouse located at 1111 Yellowjacket Lane, Rockwall, 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 JOHN AARON BURK AND VICTORIA BURK secures the repayment of a Note dated August 19, 2020 in the amount of \$234,179.00. 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.



4836344

Mary Company

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

Donna Stockman

Substitute Trustee(s): Jeff Benton, Brandy Bacon,
Jack Beckman, Brenda Wiggs, Guy Wiggs, David
Stockman, Donna Stockman, Janet Pinder, Michelle
Schwartz, Jamie Dworsky, Angela Cooper||Randy
Daniel, Cindy Daniel or Jim O'Bryant

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

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 6 day of March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ROCKWALL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).