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20TX560-0013
573 ENGLAND ST, FATE, TX 75189

FILED FOR RECORD
ROCKWALL CO. TEXAS
21 SEP -2 PM 1:04
JENNIFER FOGG
ROCKWALL COUNTY CLERK
BY [Signature] DEPUTY

NOTICE OF FORECLOSURE SALE

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

LOT 1 BLOCK O OF WILLIAMSBURG PHASE 1B - SECTION 1, AN ADDITION TO THE CITY OF FATE, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME J, PAGE 13 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 19, 2017 and recorded on December 28, 2017 as Instrument Number 20170000023865 in the real property records of ROCKWALL County, Texas, which contains a power of sale.

Sale Information: November 02, 2021, 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.

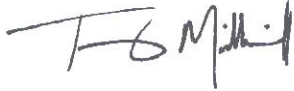
Obligation Secured: The Deed of Trust executed by ASA EMARD AND CHARLOTTE EMARD secures the repayment of a Note dated December 19, 2017 in the amount of \$294,539.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Suite 303, Virginia Beach, VA 23452, is the current 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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Jack Beckman, Brenda Wiggs, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Russell Stockman, Randy Daniel, Denise Boerner, Cindy Daniel, Jim O'Bryant and Auction.com employees, including but not limited to those listed herein
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

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 ROCKWALL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).