

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/28/2017

Grantor(s)/Mortgagor(s):
KARISSA LOPEZ, A SINGLE WOMAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST CHOICE LOAN SERVICES INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20173499

Property County:
TITUS

FILED FOR RECORD
2023 JAN 19 PM 1:29
COUNTY CLERK TITUS CO TX
BY jo DEPUTY

Mortgage Servicer:
LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3637 Sentara Way,
Virginia Beach, VA 23452

Legal Description: LOT 4, BLOCK 6, SOUTH GATE ESTATES, UNIT ONE, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT FILE NO. 2-88-186, OF THE PLAT RECORDS OF TITUS COUNTY, TEXAS.

Date of Sale: 3/7/2023

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: At the south courthouse steps of the Titus County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

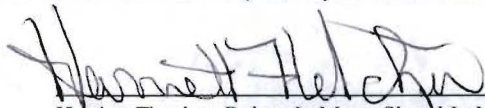
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St Pierre, Ronnie Hubbard
or Thuy Frazier Posted January 19, 2023
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-95958-POS
Loan Type: FHA