

26-02948

3812 PILATUS AVE, CORSICANA, TX 75110

2024-106
FILED FOR RECORD
AT 1:45 O'CLOCK P.M.

SEP 03 2026

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

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Property:

The Property to be sold is described as follows:

LOT 96, OF BLOCK 2003, CORSICANA COMMONS, PHASE 2, A SUBDIVISION IN NAVARRO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGES 357-358 OF THE MAP RECORDS OF NAVARRO COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 30, 2024 and recorded on October 2, 2024 at Instrument Number 2024-009398 in the real property records of NAVARRO County, Texas, which contains a power of sale.

Sale Information:

November 3, 2026, at 12:00 PM, or not later than three hours thereafter, at the front steps of Navarro County Courthouse, 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 GILBERTO MONROIG ORTIZ AND LISANDRA CAMACHO IRIZARRY secures the repayment of a Note dated September 30, 2024 in the amount of \$269,517.00. 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.



4885699

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
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De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309
Phone: (954) 453-0365
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Sharon Pierre

Substitute Trustee(s): Kristopher Holub, Ramiro Cuevas, Misty McMillan, Tionna Hadnot, Tonya Washington, Shawn Schiller, Conrad Wallace, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Auction.com LLC||Sharon St. Pierre, Harriett Fletcher, Mollie McCoslin, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 3rd day of September, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NAVARRO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).