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**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE
TRUSTEE**STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
DEPUTY

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 28, 2023 and recorded under Clerk's File No. 2023000020746, in the real property records of Collin County Texas, with Rebecca Alvineda and Omar Jose Alvineda, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Resources, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Rebecca Alvineda and Omar Jose Alvineda, wife and husband securing payment of the indebtedness in the original principal amount of \$309,294.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Rebecca Alvineda, Omar Jose Alvineda. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

BEING A TRACT OF LAND SITUATED IN THE WILLIAM BAKER SURVEY, ABSTRACT NO. 50, IN THE CITY OF NEVADA, COLLIN COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND DESCRIBED IN DEED CONVEYED TO TERRI L. PESCATORE, THOMAS R. RICHARDS, BOCK A RICHARDS, AND JANE AVRIT, RECORDED IN COUNTY CLERK'S FILE NUMBER 20170419000496280, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;

SALE INFORMATION**Date of Sale: 11/04/2025****Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: The place of the sale shall be: Collin County Courthouse, Texas at the following location: 2100 Bloomdale Road, McKinney, Texas 75071, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Phillip Pierceall, Douglas Rodgers, Terry Waters, Bruce Miller, Ashlee Luna, Joshua Sanders, Ramiro Cuevas, Shawn Schiller, Lauren Guy, Conrad Wallace, Patrick Zwiers, Angie Uselton, Lisa Bruno, Misty McMillan, Daniel Hart, Carol Dunmon, Mary Mancuso, Michele Hreha, Shelley Ortolani, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Payton Hreha, Jeff Benton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 08/18/2025.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-02633

EXHIBIT "A"

Being a tract of land situated in the William Baker Survey, Abstract No. 50, in the City of Nevada, Collin County, Texas, same being that tract of land described in deed conveyed to Terri L. Pescatore, Thomas R. Richards, Bock A Richards, and Jane Avrit, recorded in County Clerk's File Number 20170419000496280, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the North line of a tract of land described in deed conveyed to John W. Cook, recorded in County Clerk's File Number 20130814001150120, Deed Records, Collin county, Texas, and being the Southwest corner of a tract of land described in deed conveyed to Joseph Trent Young and Jackie Young, recorded in County Clerk's File Number 20111222001385270, Deed Records, Collin County, Texas, and being the most Southerly Southeast corner of said Pescatore/Richards/Avrit tract;

THENCE South 89 degrees 20 minutes 06 seconds West along the North line of said Cook tract a distance of 280.81 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner, said corner being the Northwest corner of said cook tract, also lying along the East line of West Street;

THENCE North 00 degrees 21 minutes 49 seconds East along the East line of said West Street a distance of 527.66 feet to a point for corner, said point being the Northwest corner of said Pescatore/Richards/Avrit tract, also being the Southwest corner of a tract of and described in deed conveyed to Dororthy Louise Roper, recorded in County Clerk's File Number 202107010013332450, Deed Records, Collin County, Texas, from which a fence post found for reference bears North 73 degrees 13 minutes 46 seconds East a distance of 0.61 feet;

THENCE South 89 degrees 44 minutes 40 seconds East along the South line of said Roper tract a distance of 184.66 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set for corner, said corner being the Southeast corner of said Roper tract;

THENCE North 00 degrees 09 minutes 06 seconds East a distance of 52.62 feet to a 1/2 inch iron rod found for corner, said corner being the most Northerly Northwest corner of said Pescatore/Richards/Avrit tract, also being the Southwest corner of a tract of land described in deed conveyed to Robert and Renee Baughman, The Baughman Family Trust, recorded in County Clerk's File Number 20180618000752780, deed Records, Collin County, Texas;

THENCE South 89 degrees 25 minutes 16 seconds East along the South line of said Baughman tract a distance of 213.97 feet to a fence post found for corner, said post being the most Northerly Northeast corner of said Pescatore/Richards/Avrit tract, also lying along the West line of a tract of land described in deed conveyed to Sandefer Family Trust, recorded in Volume 5927, Page 330, Deed Records, Collin County, Texas;

THENCE South 00 degrees 47 minutes 38 seconds West along the west line of said Sanderfer Family Trust tract a distance of 52.64 feet to a 1/2 inch iron rod found for corner, said corner lying along the North line of said Young tract, also being the most Northerly Southeast corner of said Pescatore/Richards/Avrit tract;

THENCE North 89 degrees 17 minutes 36 seconds West along the North line of said Young tract a distance of 127.10 feet to a 1/2 inch iron rod found; said corner lying in an "ell" corner of said Pescatore/Richards/Avrit, also being the Northwest corner of said Young tract;

THENCE South 00 degrees 42 minutes 44 seconds East along the West line of said Young tract to the POINT OF BEGINNING and containing 156,150 square feet or 3.58 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.