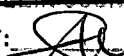


2025 SEP 15 PM 1:48

25-03621

1113 GANNON DR, PLANO, TX 75025

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE****Property:**

The Property to be sold is described as follows:

LOT 42, BLOCK 23, CROSS CREEK NO. 3, SECTION 1 AND 2, AN
ADDITION IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS,
ACCORDING TO REVISED PLAT THEREOF, RECORDED IN VOLUME C,
PAGE 221, PLAT RECORDS, COLLIN COUNTY, TEXAS

Security Instrument:

Deed of Trust dated May 23, 2023 and recorded on May 24, 2023 at Instrument Number
2023000057307 in the real property records of COLLIN County, Texas, which contains a
power of sale.

Sale Information:

December 2, 2025, at 10:00 AM, or not later than three hours thereafter, at the front steps
of the Collin County Courthouse located at 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. 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 CHINTAN MORYE AND BHAGYASHREE
MAHADIK MORYE secures the repayment of a Note dated May 23, 2023 in the amount
of \$427,121.00. 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.**



4852895

Mary Company

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

Shelley Ortolani

Substitute Trustee(s): Phillip Pierceall, Douglas
Rodgers, Terry Waters, Bruce Miller, Ashlee Luna,
Joshua Sanders, Ramiro Cuevas, Shawn Schiller,
Lauren Guy, Conrad Wallace, Patrick Zwiers, Angie
Useton, Lisa Bruno, Misty McMillan, Daniel Hart,
Auction.com LLC||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, Agency Sales and Posting LLC

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

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