

NOTICE OF CONSTABLE SALE
REAL PROPERTY

(Sale to be held as near to 10:00 AM as possible)

By virtue of an ORDER OF SALE issued by the 429th District Court of Collin County, Texas, on the 9/9/2025, in the case of:

Lakeview Loan Servicing, LLC vs Dawn Michele Lomnicki Downey, Preston Lee Downey, and The United States of America

Case: 429-07583-2024, and directed and delivered to me as Constable Precinct 3, Collin County, Collin County, Texas, I have levied upon this 27th day of October 2025, and will, between the hours of 10:00am and 4:00pm, on the first Tuesday of December 2025, it being the 2nd day, of said month, at the courthouse door of Collin County, Texas, proceed to sell at public auction to the highest bidder with cash in hand, unless otherwise exempted, all the right, title and interest which the said Dawn Michele Lomnicki Downey had of, in and to the following described real property, to-wit:

LOT 5, BLOCK H, OF BETHANY CREEK ESTATES PHASE B, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME K, PAGE 683, PLAT RECORDS, COLLIN COUNTY, TEXAS

Said property is levied upon as the property of Dawn Michele Lomnicki Downey, Preston Lee Downey, and The United States of America and will be sold to satisfy a judgment rendered in the said Court of Collin County, Texas, on the 20th day of February, 2025, in favor of Lakeview Loan Servicing, LLC and against the said Dawn Michele Lomnicki Downey, Preston Lee Downey, and The United States of America for the sum of \$347,416.19 principal with fees, charges, and post judgment interest at a rate of 5% per annum from the 2/20/2025, court costs of \$823.00 and further costs of executing this writ.

NOTICE: This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Witness my hand this 28th of October, 2025.

Sammy Knapp
Constable Precinct 3
Collin County, Texas
By: _____
Sergeant Ralph Ornelas

Subscribed and sworn before me, a Notary Public, on this ____ day of _____, 2025.

Notary Public