

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/6/2021

**Grantor(s)/Mortgagor(s):**  
SHANNA DANGERFIELD, AN UNMARRIED WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 184919-2021

**Property County:**  
LAMAR

**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:** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

**Date of Sale:** 3/7/2023

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

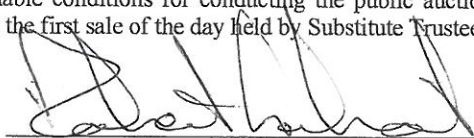
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
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**Robert LaMont**, Sheryl LaMont, Harriett Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Thuy Frazier  
Posted January 05, 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-22-93752-POS  
**Loan Type:** FHA

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 5th DAY OF Jan. 2023

EXHIBIT A

ALL that certain 0.19 acre lot, tract or parcel of land situated in the A. Jarman Survey, Abstract No. 479, Lamar County, Texas, being all of a tract of land described in a deed from Tamatha G. Hignight to Mary D. Davis recorded in Volume 1196, Page 333, Real Property Records, Lamar County, Texas, (R.P.R.L.C.T.), said 0.19 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the northeast corner of said Davis tract, the southeast corner of a tract of land described in a deed to Glenda R. Thompson recorded in Volume 1255, Page 43, R.P.R.L.C.T., and on the west line of 28<sup>th</sup> Street Southwest;

THENCE S 02°22'40" E along the east line of said Davis tract and said west line a distance of 64.91 feet to a 5/8" iron rod found at the southeast corner of said Davis tract and at the northeast corner of a tract of land described in a deed to Troy L. Hicks recorded in Instrument No. 139814-2017, Official Public Records, Lamar County, Texas, (O.P.R.L.C.T.);

THENCE S 88°32'35" W along the south line of said Davis tract and the north line of said Hicks tract a distance of 124.98 feet to a 28" Oak Tree found for corner at the southwest corner of said Davis tract, the northwest corner of said Hicks tract, and on the east line of a tract of land described in a deed to Stephanie P. Mitchell recorded in Volume 558, Page 317, R.P.R.L.C.T.;

THENCE N 02°22'40" W along the west line of said Davis tract and the east line of said Mitchell tract a distance of 65.00 feet to a 5/8" iron rod found at the northwest corner of said Davis tract and the southwest corner of said Thompson tract;

THENCE N 88°35'08" E along the north line of said Davis tract and the south line of said Thompson tract a distance of 124.98 feet to the POINT OF BEGINNING and containing 0.19 acres of land, more or less.