

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 21st DAY OF July, 2023

23-108091

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 7, 2021	Original Mortgagor/Grantor: ADAM PAYNE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CERTAINTY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 184008-2021	Property County: LAMAR
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* 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.

Secures: Note in the original principal amount of \$253,326.00, executed by ADAM PAYNE and payable to the order of Lender.

Property Address/Mailing Address: 599 WILLOW COVE, RENO, TX 75462

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, WITHIN THE CORPORATE LIMITS OF THE CITY OF RENO, IN LAMAR COUNTY, TEXAS; PART OF THE STEPHEN PETERS SURVEY, ABSTRACT NO. 715, AND BEING ALL OF LOT 10 IN BLOCK A OF THE TURTLE CREEK PHASE II-D ADDITION, AS SHOWN ON THE RECORDED PLAT OF SAID ADDITION IN ENVELOPE 337A, OF THE PLAT RECORDS OF LAMAR COUNTY, AND ALSO BEING ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO TAB RETHMAN, ET AL, AND RECORDED IN VOLUME 1483, PAGE 121, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON PIN (FOUND) FOR A CORNER IN THE EAST LINE OF WILLOW COVE STREET, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 10, AND NORTHWEST CORNER OF LOT 11 OF SAID ADDITION;

THENCE N 01° 05' 23" E ALONG THE WEST LINE OF SAID LOT 10 AND ALONG THE EAST LINE OF SAID STREET, A DISTANCE OF 81.964', TO A 1/2" IRON PIN (FOUND) FOR A CORNER, SAME BEING THE NORTHWEST CORNER OF SAID LOT 10 AND SOUTHWEST CORNER OF LOT 9 OF SAID ADDITION;

THENCE S 88° 51' 30" E ALONG THE NORTH LINE OF SAID LOT 10 AND ALONG THE SOUTH LINE OF SAID LOT 9, AT 199.800', PASSING A 1/2" IRON PIN (FOUND) AS A WITNESS PIN, AND CONTINUING SAME COURSE, IN ALL, A DISTANCE OF 264.8', TO A POINT IN THE CENTER OF A POND INLET DITCH, SAME BEING IN THE WEST LINE OF LOT 43 OF THE TURTLE CREEK PHASE 5 ADDITION, AS SHOWN ON THE PLAT OF SAID ADDITION AS RECORDED AND FILED IN ENVELOPE 282D, OF THE PLAT RECORDS OF LAMAR COUNTY;

THENCE S 12° 34' 00" W ALONG AN EAST LINE OF SAID LOT 10 AND ALONG A WEST LINE OF SAID



LOT 43, A DISTANCE OF 48.120', TO A POINT IN THE CENTER OF SAID DRAINAGE DITCH, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 43 AND NORTHWEST CORNER OF LOT 44 OF SAID PHASE 5 ADDITION;

THENCE S 01° 29' 54" E ALONG AN EAST LINE OF SAID LOT 10 AND ALONG A WEST LINE OF SAID LOT 44, A DISTANCE OF 34.869' TO A POINT IN THE CENTER OF SAID DRAINAGE DITCH FROM WHICH A 1/4" IRON PIN (FOUND) AS A WITNESS, BEARS N 88° 51' 02" W, 65.000';

THENCE N 88° 51' 02" W ALONG THE SOUTH LINE OF SAID LOT 10 AND ALONG THE NORTH LINE OF SAID LOT 11, AT 65.000', PASSING SAID WITNESS PIN, AND CONTINUING SAME COURSE, IN ALL, A DISTANCE OF 256.800', TO THE PLACE OF BEGINNING AND CONTAINING 0.486 ACRE OF LAND.

Date of Sale: September 05, 2023

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: Lamar County Courthouse, 119 North Main, Paris, TX 75460 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

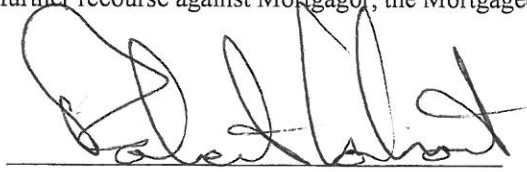
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Trustee

Posted July 27, 2023.
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112