

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 108486-TX

Date: October 3, 2023

County where Real Property is Located: Lamar

ORIGINAL MORTGAGOR: BRANDY RENEE LEWIS, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR NATIONS LENDING
CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 6/30/2016, RECORDING INFORMATION: Recorded on 7/1/2016, as Instrument No. 134594-2016

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SITUATED ABOUT 9.6 MILES NORTH 55° EAST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE HENRY SHOCKEY SURVEY #834 AND BEING PART OF TRACT I, A CALLED 3.85 ACRE OF LAND AND PART OF TRACT II, A CALLED 3.85 ACRE CONVEYED TO TILLMAN J. ARCHER AND WIFE, WANDA A. ARCHER BY DEED RECORDED IN VOL. 693, PAGE 76, IN THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/7/2023, the foreclosure sale will be conducted in Lamar County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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




Matter No.: 108486-TX

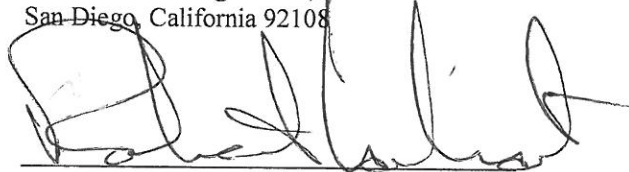
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 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, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108



Robert LaMont, October 5, 2023

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT A

Field Notes – 0.79 Acres

Situated about 9.6 miles North 55° East from the City of Paris, in the County of Lamar, State of Texas, a part of the Henry Shockey Survey #834 and being part of Tract I, a called 3.85 acre of land and part of Tract II, a called 3.85 acre conveyed to Tillman J. Archer and wife, Wanda A. Archer by deed recorded in Vol. 693, Page 76, in the Real Property Records of said County and State.

Beginning at a 3/8" capped iron pin (HF 5699) set for corner at the Westerly Northwest corner of a 4.97 acre tract surveyed this same day and at Northwest corner of a 30' wide access easement of records, said corner being in the West boundary line of said Archer Tract II and in the Easterly boundary line of Farm Market Highway 195.

Thence South 89°35'26" East a distance of 191.86' to a 3/8" capped iron pin (HF 5699) set for corner at an inside corner of said 4.97 acre tract;

Thence North 5°52'22" East a distance of 180.84' to a 3/8" capped iron pin (HF 5699) set for corner at the Northerly Northwest corner of said 4.97 acre tract, in the North boundary line of said Archer Tract I and in the South boundary line of a called 55.946 acre tract conveyed to J. Parks et al by deed recorded in Vol. 1751, Page 334, in said Official Public Records;

Thence North 89°23'25" West along a fence and passing a bois d'arc post found at a distance of 175.22' and continuing on for a total distance of 187.60' for corner in the at the Northwest corner said Archer Tract I and at the Southwest corner of said Parks 55.946 to the East boundary line of said Farm Market Highway 195;

Thence South 07°11'24" West along said Farm Market Highway 195 a distance of 181.95' to the point of beginning and containing 0.79 acres of land.