

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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.

**DEED OF TRUST INFORMATION:**

**Date:** 04/21/2022  
**Grantor(s):** ANGELA SIFINGO, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BETTER MORTGAGE CORPORATION, ISAOA, ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$346,500.00  
**Recording Information:** Instrument 192969-2022  
**Property County:** Lamar  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 5355 BRITTANY LN, RENO, TX 75462

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Nationstar Mortgage LLC  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Current Beneficiary:** Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of January, 2024  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY, in Lamar County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Lamar County Commissioner's Court, at the area most recently designated by the Lamar County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and  
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and  
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;  
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 21 DAY OF Nov., 2024.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

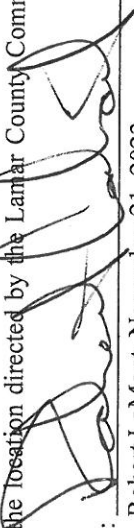
**Substitute Trustee(s):** Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

### Certificate of Posting

I am Robert LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on November 21, 2023 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.

By: 

Robert LaMont, November 21, 2023

Exhibit "A"

SITUATED ABOUT 4.1 MILES NORTH 83 DEGREES EAST FROM THE SQUARE, IN THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE STEPHEN PETERS SURVEY #715 AND BEING LOT 2 IN BLOCK A OF THE WELLINGTON POINT ADDITION PHASE 1 - RECORDED IN ENV. 344-C OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOT 2 BEING CONVEYED TO GAYLON LASSITER AND JENNIFER LASSITER BY DEED RECORDED IN DOC.# 106859-2013 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 2 AND BEING THE SOUTHEAST CORNER OF LOT 3 IN BLOCK A OF WELLINGTON POINT - PHASE 1-B-2 RECORDED IN ENV. 399-A OF SAID PLAT RECORDS AND BEING IN THE NORTH BOUNDARY LINE OF BRITTANY LANE.

THENCE SOUTH 89 DEGREES 25' 45" EAST PASSING A 1/2" CAPPED IRON PIN FOUND AT A DISTANCE OF 75.79' AND CONTINUING ON FOR A TOTAL DISTANCE OF 104.74' TO A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF LOT 1;

THENCE NORTH 0 DEGREES 48' 32" EAST PASSING A 60D NAIL SET AT A DISTANCE OF 125.01' AND CONTINUING ON FOR A TOTAL DISTANCE OF 126.19' TO A POINT IN AN ELECTRIC TRANSFORMER AND BEING IN THE SOUTH BOUNDARY LINE OF PINE MILL ROAD;

THENCE NORTH 89 DEGREES 19' 58" WEST ALONG SAID ROAD A DISTANCE OF 105.00' TO A 1/2" CAPPED IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF LOT 3;

THENCE SOUTH 0 DEGREES 41' 29" WEST A DISTANCE OF 126.37' TO THE POINT OF BEGINNING.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254