

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.: 117997-TX

Date: December 1, 2023

County where Real Property is Located: Lamar

ORIGINAL MORTGAGOR: SHANNA DANGERFIELD, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 8/6/2021, RECORDING INFORMATION: Recorded on 8/11/2021, as Instrument No. 184919-2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 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 MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/6/2024, 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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 7th DAY OF Dec, 2023.

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AP NOS/SOT 08212019

ServiceLink


Matter No.: 117997-TX

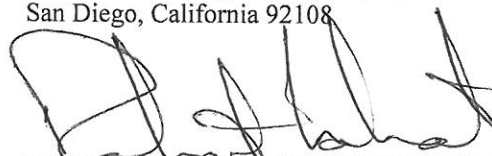
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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, SHERYL LAMONT, SHARON ST. PIERRE, 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 Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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, December 7, 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

BOUNDARY DESCRIPTION

TS# 117997-TX

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 28th 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.

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone FIPZONE 4202.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on April 12, 2019, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.