

FILED

MAR 11 2025

260 S Lester St, La Grange, TX 78945

25-001193 11:30AM
Brenda Fietsam KS
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 05/06/2025
Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Fayette County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 19, 2021 and recorded in the real property records of Fayette County, TX and is recorded under Clerk's Book 1977, Page 1, Instrument Number 21-00503, with Dustin Charles Wagner (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Flagstar Bank, FSB mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Dustin Charles Wagner, securing the payment of the indebtedness in the original amount of \$105,260.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. FIELD NOTE DESCRIPTION OF 0.277 ACRES OF LAND OUT OF THE JOHN EBLIN LEAGUE, ABSTRACT NO. 42, AND BEING THE NORTHEAST 120.5 FEET OF LOT 8, BLOCK 5 OF THE WEIKEL AND SCHILLER ADDITION TO LA GRANGE, TEXAS, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 198, PAGE 57 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME TRACT OF AND CONVEYED TO JACK WILLIAM INGRAM, JR. AND DONNA INGRAM IN A DEED AS RECORDED IN VOLUME 1042, PAGE 19 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LESTER STREET, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MILAN STREET, BEING AT THE MOST EASTERLY CORNER OF LOT 8 AND BLOCK 5 OF THE WEIKEL AND SCHILLER ADDITION TO LA GRANGE, TEXAS, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 198, PAGE 57 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING AT THE MOST SOUTHERLY CORNER OF THAT CERTAIN (0.277 ACRE) TRACT OF LAND CONVEYED TO JACK WILLIAM M, JR. AND DONNA INGRAM IN A DEED AS RECORDED IN VOLUME 1042, PAGE 199 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MILAM STREET, S 45 DEG. 01' 17" W 120.67 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHERLY CORNER OF THAT CERTAIN (FIRST TRACT-0.184 ACRE) TRACT OF LAND CONVEYED TO JA WILLIAM INGRAM, JR. AND ROBERT WAYNE INGRAM IN A DEED AS RECORDED IN VOLUME 715, PAGE 723 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING FOR THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED TRACT.

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, AND WITH THE COMMON LINE BETWEEN THE TWO INGRAM TRACTS, AND OVER AND ACROSS LOT 7, N 45 DEG. 03' 16" W 100.0 FEET TO A 1" IRON PIPE FOUND AT THE MOST SOUTHERLY CORNER OF THAT CERTAIN (0.277 ACRE) TRACT OF LAND CONVEYED TO VICKI LYNN SIMMONS KOHRMAN IN A DEED AS RECORDED IN VOLUME 913, PAGE 92 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, BEING IN THE COMMON LINE BETWEEN LOTS 7 & 8, AND BEING FOR THE MOST WESTERLY CORNER OF THIS TRACT;

THENCE, WITH THE COMMON LINE BETWEEN THE INGRAM (0.277 ACRE) TRACT AND THE KOHRMAN TRACT, BEING THE COMMON LINE BETWEEN LOTS 7 & 8, N 45 DEG. 00' 00" E 120.53 FEET TO A 1" IRON ROD FOUND IN THE SOUTHWESTERLY LINE OF LESTER STREET, BEING FOR THE MOST NORTHERLY CORNER OF THIS TRACT;

THENCE, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LESTER STREET, S 45 DEG. 07' 58" E 100.09 FEET TO THE PLACE OF BEGINNING, IN ALL CONTAINING 0.277 ACRES OF LAND.

6. Mortgage Servicer Information. 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq. or Megan Randle, Ebbie Murphy, Kristopher Holub, Dylan Ruiz whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

3/6/2025

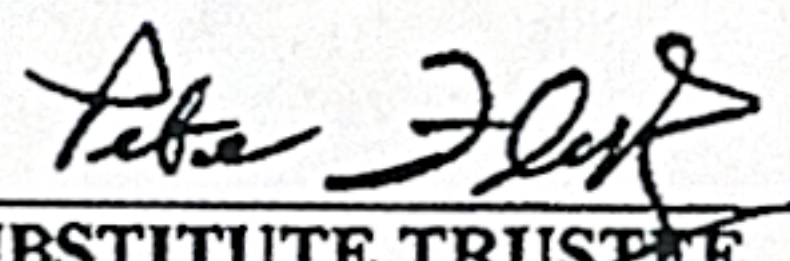
Executed on

/s/ Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

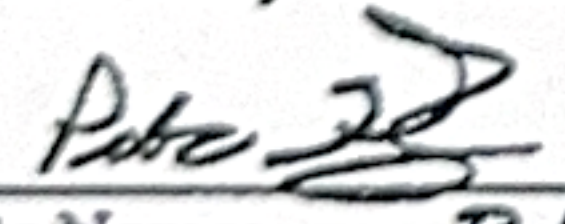
3-11-25

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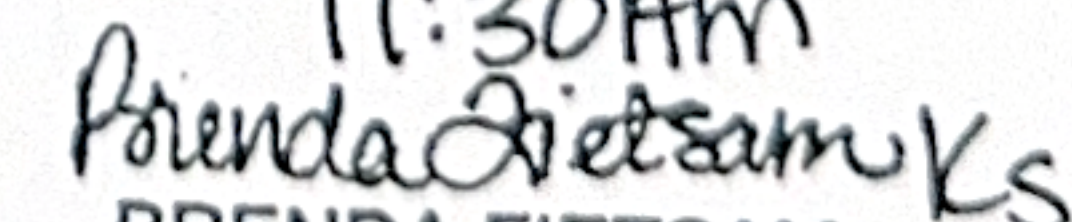

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Pete Florez, Megan L. Randle, Ebbie Murphy,
Jennyfer Sakiewicz, Debby Jurasek or
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-11-25 I filed at the office of the Fayette County Clerk and caused to be posted at the Fayette County courthouse this notice of sale.


Declarants Name: Pete Florez
Date: 3-11-25

FILED

MAR 11 2025
11:30AM

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS