

RECEIVED AND FILED  
FOR POSTING  
At 2:35 O'Clock P.M.  
MAR 05 2025  
JACKIE ENSEY Co. Clerk  
STEPHENS COUNTY TEXAS  
By Jackie Ensey

**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.: 129900-TX

Date: February 27, 2025

County where Real Property is Located: Stephens

ORIGINAL MORTGAGOR: BEAU MCDERMOTT, A SINGLE PERSON  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR SAREY ENTERPRISES LLC D/B/A  
ALLIANCE MORTGAGE GROUP, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC  
MORTGAGE SERVICER: M & T Bank

DEED OF TRUST DATED 6/23/2021, RECORDING INFORMATION: Recorded on 6/23/2021, as Instrument No.  
1204 in Book 2201 Page 117

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING THE WEST 2.0 FEET OF LOT 11 AND  
ALL OF LOT 12, BLOCK 11 OF EAST BRECKENRIDGE ADDITION TO THE CITY OF  
BRECKENRIDGE, STEPHENS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN CABINET 1, SLIDE 9-A OF THE PLAT RECORDS OF STEPHENS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/1/2025, the foreclosure sale will be conducted in  
Stephens 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.

M & T Bank 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. M & T Bank, as Mortgage Servicer, is  
representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o M & T Bank  
One Fountain Plaza  
Buffalo, NY 14203

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



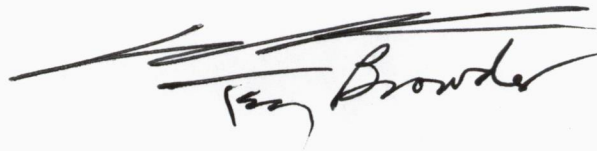
Matter No.: 129900-TX

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 TERRY BROWDER, LAURA BROWDER, JAMIE OSBORNE, KEVIN KEY, JAY JACOBS, RAMIRO CUEVAS, KRISTOPHER HOLUB, JOSHUA SANDERS, DANA KAMIN, MISTY MCMILLAN, AUCTION.COM, LINDA REPERT, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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: *Hollis Hamilton*  
\_\_\_\_\_  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108



**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036