

RECEIVED AND FILED
FOR POSTING
At 11:18 O'Clock A.M.
JAN 29 2025
JACKIE ENSEY Co. Clerk
STEPHENS COUNTY, TEXAS
By *J. Barnera* Deputy

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: January 24, 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: Flagstar Bank, N.A

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 **3/4/2025**, 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.

Flagstar Bank, N.A 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. Flagstar Bank, N.A, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o Flagstar Bank, N.A
5151 Corporate Drive
Troy, Michigan 48098-2639

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
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