

NO. _____ TIME 2:30pm

AUG 28 2025

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By KM

1796 COUNTY ROAD 1520
WARREN, TX 77664

00000010437853

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: November 04, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: NORTH ENTRANCE OF THE COURTHOUSE UNDER THE STAIRS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 2021 and recorded in Document INSTRUMENT NO. 1505064 real property records of TYLER County, Texas, with APRIL M MILLER, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR REPUBLIC STATE MORTGAGE CO., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by APRIL M MILLER, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$154,660.00, 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. The property to be sold is described in the attached Exhibit A.

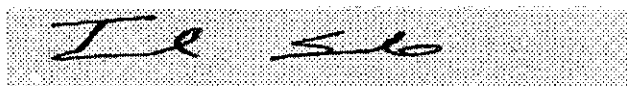
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



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.

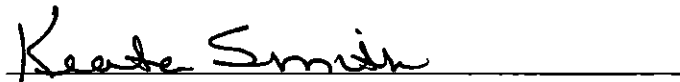
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEL KOLAK,, AUCTION.COM, STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-28-25 I filed at the office of the TYLER County Clerk and caused to be posted at the TYLER County courthouse this notice of sale.



Declarants Name: Keata Smith

Date: 8-28-25

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TYLER



METES AND BOUNDS DESCRIPTION 10.00 ACRE TRACT
WM. BROUGH SURVEY ABSTRACT NUMBER 815
TYLER COUNTY, TEXAS

BEING A 10.00 ACRE TRACT OF LAND IN A PART OF THE WM. BROUGH SURVEY, ABSTRACT NUMBER 815, IN TYLER COUNTY, TEXAS, AND BEING THAT SAME 10.00 ACRE TRACT RECORDED IN VOLUME 767, PAGE 204, DEED RECORDS OF TYLER COUNTY, TEXAS, SAID 10.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 5.009 ACRE TRACT RECORDED IN VOLUME 1174, PAGE 570, DEED RECORDS OF TYLER COUNTY, TEXAS, SAID 1/2-INCH IRON ROD HAVING A STATE PLANE COORDINATE VALUE OF Y=10230228.47 AND X=4155240.12;

THENCE, NORTH 86 DEG. 36 MIN. 39 SEC. EAST, ALONG THE SOUTH LINE OF SAID 5.009 ACRE TRACT AT 827.66 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 846.50 FEET (RECORD= SOUTH 89 DEG. 54 MIN. 06 SEC. EAST, 846.50 FEET) TO A POINT FOR CORNER THAT LIES IN THE ROADWAY OF A PUBLIC ROAD KNOWN AS COUNTY ROAD 1520:

THENCE, SOUTH 03 DEG. 45 MIN. 41 SEC. EAST, ALONG THE ROADWAY OF SAID COUNTY ROAD 1520 FOR A DISTANCE OF 514.56 FEET (RECORD = SOUTH, 514.59 FEET) TO A POINT FOR CORNER IN THE NORTH LINE OF A 1.607 ACRE TRACT RECORDED IN VOLUME 1232, PAGE 30, DEED RECORDS OF TYLER COUNTY, TEXAS;

THENCE, SOUTH 86 DEG. 35 MIN. 50 SEC. WEST, ALONG THE NORTH LINE OF SAID 1.607 ACRE TRACT AT 20.89 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING ALONG THE NORTH LINE OF SAID 1.607 ACRE TRACT, THE NORTH LINE OF A 2.174 ACRE TRACT RECORDED IN VOLUME 1167, PAGE 972, DEED RECORDS OF TYLER COUNTY, TEXAS AND THE SOUTH LINE OF SAID CALLED 10.00 ACRE TRACT FOR A TOTAL DISTANCE OF 846.50 FEET (RECORD= NORTH 89 DEG. 54 MIN. 06 SEC. WEST, 846.50 FEET) TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 10.00 ACRE TRACT;

THENCE, NORTH 03 DEG. 45 MIN. 40 SEC. WEST, ALONG THE WEST LINE OF SAID CALLED 10.00 ACRE TRACT FOR A DISTANCE OF 514.75 FEET (RECORD= NORTH 00 DEG. 16 MIN. 10 SEC. WEST, 514.59 FEET) TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND.