

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/14/2019	<b>Grantor(s)/Mortgagor(s):</b> ROY ALLISON COLE II, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> <b>Volume:</b> 1228 <b>Page:</b> 110 <b>Instrument No:</b> 119-3301	<b>Property County:</b> TYLER
<b>Mortgage Servicer:</b> LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, VA 23452
<b>Date of Sale:</b> 3/4/2025	<b>Earliest Time Sale Will Begin:</b> 1:00PM
<b>Place of Sale of Property:</b> 100 West Bluff St, Woodville, TX 75979 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND EXHIBIT B

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 12/30/2024 \_\_\_\_\_

*Thuy Frazier*

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for LoanCare, LLC

Dated: 12-31-24 \_\_\_\_\_

Printed Name: Tommy Jackson \_\_\_\_\_

Tommy Jackson \_\_\_\_\_

Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

NO. \_\_\_\_\_ TIME 11:15am

DEC 31 2024

BOBBI GREGORY, COUNTY CLERK  
TYLER COUNTY, TEXAS

By Kelly Gabe

**MH File Number:** TX-24-104953-POS  
**Loan Type:** FHA

## EXHIBIT "A"

FIELDNOTES TO A 0.548 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT SAME CALLED 1.601 ACRE TRACT AS CONVEYED TO MARK HADNOT AND WIFE, SANDRA HADNOT BY DEED RECORDED IN VOLUME 560, PAGE 550 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 0.548 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON AN EAST BOUNDARY LINE OF THE SUE WOOD 31.876 ACRE TRACT FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE MARK HADNOT 1.601 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF THE CHARLES D. BRANCH 1.162 ACRE TRACT RECORDED IN VOLUME 673, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 14°13'27" E 49.09 FT., WITH THE WEST LINE OF THE HADNOT 1.601 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAME AND OF THIS TRACT, SAME BEING THE SOUTH CORNER OF THE PATRICK HINSON 1.574 ACRE TRACT RECORDED IN VOLUME 1201, PAGE 127 OF THE OFFICIAL PUBLIC RECORDS LOCATED IN THE CENTER OF PRIVATE ROAD 7505 AND THE CENTER OF A 50 FT. ROAD EASEMENT ALSO RECORDED IN VOLUME 560, PAGE 550 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 60°12'16" E 126.11 FT., WITH THE SOUTHEAST LINE OF THE HINSON 1.574 ACRE TRACT AND THE NORTHWEST LINE OF THE HADNOT 1.601 ACRE TRACT AND THE CENTER OF THE 50 ROAD EASEMENT, TO A 1/2" IRON ROD SET FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 49°26'44" E, AT 40.80 FT. PASS A CHAIN LINK FENCE CORNER AND CONTINUE ALONG THE CHAIN LINK FENCE AND AT 190.10 FT. PASS ANOTHER CHAIN LINK FENCE CORNER, IN ALL A TOTAL DISTANCE OF 202.83 FT. TO A 1/2" IRON ROD SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT LOCATED ON A SOUTH LINE OF THE HADNOT 1.601 ACRE TRACT AND ON A NORTH LINE OF THE BELIEVERS TEMPLE FAMILY CHURCH 3.00 ACRE TRACT RECORDED IN VOLUME 763, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 63°19'38" W, WITH THE SOUTH LINE OF THE HADNOT 1.601 ACRE TRACT, AT 54.27 FT. PASS THE NORTHWEST CORNER OF THE BELIEVERS TEMPLE FAMILY CHURCH 3.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE PREVIOUSLY MENTIONED BRANCH 1.162 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 71.65 FT. TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER ON THE NORTH BOUNDARY OF THE BRANCH 1.162 ACRES AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HADNOT 1.601 ACRE TRACT AND OF THIS TRACT;

THENCE N 75°44'16" W 218.31 FT., WITH THE NORTH BOUNDARY LINE OF THE BRANCH 1.162 ACRES AND THE WESTERLY SOUTH LINE OF THE HADNOT 1.162 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.548 F AN ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE EAST LINE OF THE MARK HADNOT 1.601 ACRE TRACT. (S 24°30'30" E)

EXHIBIT "B"

50' ROAD EASEMENT

A Right of Way for Road Purposes Fifty (50') feet in width being Twenty Five (25') feet on each side of the following described center line, over and across a part of the David A. Feagin 52.97 acre tract, in the Josiah Wheat Survey, Abstract No. 657, Tyler County Texas.

BEGINNING at a point in the West edge of a County Maintained Graded Road same being the East line of the above mentioned 52.97 acre tract, S 01°15'54"W 298.50 feet, and S 00°00'27"W 90.85 feet from the Northeast corner of same.

THENCE with the center of the said 50.00 feet wide Road as follows:

1. S 87°55'W 321.71 feet.
2. S 41°48'W 153.67 "
3. S 18°10'W 302.26 "
4. S 33°02'30"W 144.10 "
5. S 60°03'W 147.53 "
6. N 45°06'W at 248.51 feet the Terminus of this Right of Way.