

2022.030

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/22/2021

Grantor(s)/Mortgagor(s):
LIAN LAM MANG AND NIER MANG HUSBAND
AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
HOMETRUST MORTGAGE COMPANY, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 0853
Page: 0524
Instrument No: 0204553

Property County:
MOORE

Mortgage Servicer:
LoanCare, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3637 Sentara Way,
Virginia Beach, VA 23452

Legal Description: LOT 5, BLOCK 1 MILLER ADDITION, AN ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-11, PLAT RECORDS OF MOORE COUNTY, TEXAS.

Date of Sale: 2/7/2023

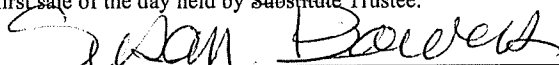
Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: In the center area of the hall on the first floor of the original (main building) of the Moore County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.



Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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.

Susan Bowers \$13.00 pd
2022.030

BRENDA MCKANNA
COUNTY CLERK

2022 DEC -1 PM 2: 15

MOORE COUNTY, TEXAS
BY K. Scheller
DEPUTY

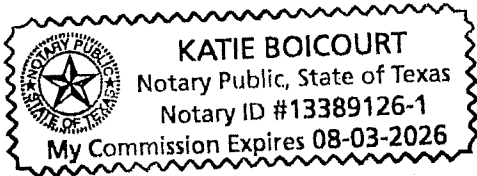
MH File Number: TX-22-95252-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF POTTER §

Before me, the undersigned Notary Public, on this day personally appeared SARAH BOWERS as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as KNOWN, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of December, 2022

Katie Boicourt
Notary Public
Signature



Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075