

23-00292
2835 W KAUFMAN ST, PARIS, TX 75460

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

SITUATED IN THE COUNTY OF LAMAR, STATE OF TEXAS, BEING A PART OF LOT 5, BLOCK 9, OF SPERRY'S FIRST ADDITION, TO LAMAR COUNTY, TEXAS, AS RECORDED IN ENVELOPE 4-B, OF THE PLAT RECORDS OF LAMAR COUNTY, TEXAS, ALSO BEING ALL THAT TRACT OF LAND CONVEYED TO DENNIS A. ASHBY & ROSALINDA ASHBY AS RECORDED IN VOLUME 1711, PAGE 279, OFFICIAL PUBLIC RECORDS, LAMAR COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A SET 1/2" STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT 5 IN THE SOUTH RIGHT-OF-WAY OF KAUFMAN STREET;
THENCE NORTH 88°23'32" EAST, WITH THE SOUTH RIGHT-OF-WAY OF SAID KAUFMAN STREET A DISTANCE OF 66.34 FEET TO A SET 1/2" STEEL ROD;
THENCE SOUTH 00°59'12" EAST, OVER AND ACROSS SAID LOT 5 A DISTANCE OF 330.02 FEET TO A SET 1/2" STEEL ROD IN THE SOUTH LINE OF SAID LOT 5;
THENCE SOUTH 88°23'32" WEST, WITH THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 66.34 FEET TO A SET 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF LOT 5;
THENCE NORTH 00°59'12" WEST, WITH THE WEST LINE OF SAID LOT 5 A DISTANCE OF 330.02 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 0.503 ACRES OF LAND.

Security Instrument:

Deed of Trust dated August 6, 2021 and recorded on August 6, 2021 at Instrument Number 184805-2021 in the real property records of LAMAR County, Texas, which contains a power of sale.

Sale Information:

April 4, 2023, at 1:00 PM, or not later than three hours thereafter, at the east foyer, just inside the first floor east entrance to the Lamar County Courthouse located at 119 North Main Street, Paris, Texas, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by JULIE MARIE TRIPLETT secures the repayment of a Note dated August 6, 2021 in the amount of \$83,460.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing



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ServiceLink

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ON THIS THE 9th DAY OF Dec, 23.

agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Sally Sherman

De Cubas, Lewis & Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071



Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Sharon St. Pierre, Sue Spasic, Harriet Fletcher, Zoran W. Spasic, Misty McMillan and Xome employees included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Robert La Mont, declare under penalty of perjury that on the 9th day of February, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMAR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Robert La Mont, February 9, 2023