

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.: 117092-TX

Date: November 9, 2023

County where Real Property is Located: Lamar

ORIGINAL MORTGAGOR: MARY ANN WILLIAMS-LEE, AN UNMARRIED WOMAN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR NATIONS LENDING
CORPORATION, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC
MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/10/2021, RECORDING INFORMATION: Recorded on 11/12/2021, as Instrument
No. 188116-2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SITUATED WITHIN THE LIMITS OF THE CITY
OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE

GEORGE W. COX SURVEY #164 AND BEING LOT 13 IN BLOCK 1 OF THE HAYES HEIGHTS
ADDITION RECORDED IN ENV. 42-

A OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOT 13 BEING CONVEYED TO
AMY HELMS BY DEED

RECORDED IN DOC.# 142437-2017 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND
STATE, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2024, the foreclosure sale will be conducted in
Lamar 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.

LOANCARE, LLC 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. LOANCARE, LLC, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13th DAY OF NOV, 2023.




Matter No.: 117092-TX

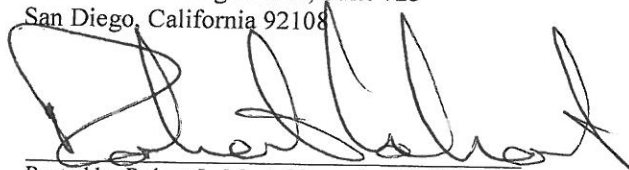
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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 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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, PAUL A. HOEFKER** 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 Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108



Posted by Robert LaMont, November 13, 2023.

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

Foster Land Surveying 17325 FM 197 Arthur City, TX 75411
(903) 739-9166

Field Notes TS# 117092-TX

Situated within the limits of the City of Paris, in the County of Lamar, State of Texas, a part of the George W. Cox Survey #164 and being Lot 13 in Block 1 of the Hayes Heights Addition recorded in Env. 42-A of the Plat Records of said County and State, said Lot 13 being conveyed to Amy Helms by deed recorded in Doc.# 142437-2017 of the Official Public Records of said County and State.

Beginning at a 1/2" capped iron pin found at the Northeast corner of Lot 13 and the Northwest corner of Lot 14 and being in the South boundary line of East Houston Street.

Thence North 89°43'40" West along the South boundary line of said street a distance of 99.47' to a 1/2" capped iron pin found at the Northwest corner of Lot 13 and the Northeast corner of Lot 12;

Thence South 0°06'07" West a distance of 144.98' to a chain link post found at the common corner of Lots 3, 4, 12 and 13;

Thence South 89°43'07" East a distance of 99.72' to a 1/2" capped iron pin found at the common corner of Lots 4, 5, 13 and 14;

Thence North a distance of 145.00' to the point of beginning.