

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Table with 2 columns and 4 rows containing deed information: Deed of Trust Date, Original Mortgagor/Grantor, Original Beneficiary, Current Beneficiary, Recorded in, Property County, and Mortgage Servicer details.

\* 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.

Secures: Note in the original principal amount of \$180,891.00, executed by CLAYTON WOMACK and payable to the order of Lender.

Property Address/Mailing Address: 730 N CEDAR ST, BLOSSOM, TX 75416

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOSSOM, IN LAMAR COUNTY, TEXAS; PART OF THE JESSE WILBANKS SURVEY, ABSTRACT NO. 1009, SAME BEING ALL OF THE CALLED 0.882 ACRE (MORE OR LESS) TRACT OF LAND DESCRIBED IN A DEED TO SANDRA LYNN WILLIAMS, AND RECORDED IN DOCUMENT 152701-2018, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" REBAR (SET) FOR CORNER IN AN EAST LINE OF FM HIGHWAY 196, SAME BEING THE NORTHWEST CORNER OF SAID 0.882 ACRE TRACT, AND SAME ALSO BEING THE SOUTHWEST CORNER OF A CALLED 2.897 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TRIPLE P, LLC, AND RECORDED IN DOCUMENT 180647-2021, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY;

THENCE S 90° 00' 00" E WITH THE NORTH LINE OF SAID 0.882 ACRE TRACT AND WITH A SOUTH LINE OF SAID 2.897 ACRE TRACT, A DISTANCE OF 209.639', TO A 1/2" IRON PIN (FOUND) FOR A CORNER IN A SOUTH LINE OF SAID 2.897 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 0.882 ACRE TRACT, AND SAME ALSO BEING A NORTHWEST CORNER OF A CALLED 1.39 ACRE TRACT OF LAND DESCRIBED IN A DEED TO APRIL DAWN HORTON, AND RECORDED IN DOCUMENT 177684-2020, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY;

THENCE S 02° 10' 34" E WITH THE EAST LINE OF SAID 0.882 ACRE TRACT AND WITH A WEST LINE OF SAID 1.39 ACRE TRACT, A DISTANCE OF 185.002', TO A 6'X 8" CROSSTIE (FOUND) FOR A CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID 0.882 ACRE TRACT, AND SAME ALSO BEING AN INSIDE CORNER OF SAID 1.39 ACRE TRACT;



RECEIVED BY LAMAR COUNTY CLERKS OFFICE ON THIS THURSDAY OF Dec, 2023.

THENCE N 89° 24' 56" W WITH THE SOUTH LINE OF SAID 0.882 ACRE TRACT AND WITH A NORTH LINE OF SAID 1.39 ACRE TRACT, A DISTANCE OF 210.666', TO A 1/2" REBAR (SET) FOR A CORNER IN AN EAST LINE OF SAID FM HIGHWAY, SAME BEING THE SOUTHWEST CORNER OF SAID 0.882 ACRE TRACT, AND SAME ALSO BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 1.39 ACRE TRACT;

THENCE N 01° 53' 01" W WITH THE WEST LINE OF SAID 0.882 ACRE TRACT AND WITH AN EAST LINE OF SAID FM HIGHWAY, A DISTANCE OF 182.819', TO THE PLACE OF BEGINNING AND CONTAINING 0.887 ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED UPON THE DEED CALL OF THE NORTH LINE OF SAID 0.882 ACRE TRACT, BEING EAST-WEST. THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION, WITH FIELD NOTES COMPLETED AUGUST 23, 2021,

<b>Date of Sale:</b> February 06, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Lamar County Courthouse, 119 North Main, Paris, TX 75460 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

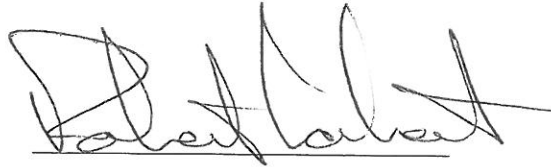
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com whose address is 1 Mauchly Irvine, CA

92618 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121  
BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard,  
Sharon St. Pierre, Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink, appearing to read 'Robert LaMont', written over a horizontal line.

SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl  
LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos,  
Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana  
Kamin, Lisa Bruno, Misty McMillan, Auction.com OR Robert  
LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre  
OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie  
Hubbard, Sharon St. Pierre, Allan Johnston, Trustee

Posted December 14, 2023.  
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112