

24-00381  
233 COUNTY ROAD 34450, SUMNER, TX 75486

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

- Property: The Property to be sold is described as follows:  
See attached Exhibit A
- Security Instrument: Deed of Trust dated February 4, 2022 and recorded on February 7, 2022 at Instrument Number 190559-2022 in the real property records of LAMAR County, Texas, which contains a power of sale.
- Sale Information: May 7, 2024, 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 HALEY BETH POWER secures the repayment of a Note dated February 4, 2022 in the amount of \$165,938.00. 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 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.**

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 9<sup>th</sup> DAY OF Feb, 24.

4809115

ServiceLink

*Nicki Company*

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De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310



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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 Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 8th day of February, 2024, 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).

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Robert LaMont, February 8, 2024

All that certain tract or parcel of land situated about 8.8 miles North 54.3° West from the City of Paris, in Lamar County, Texas; part of the W.T. Crain Survey, Abstract No. 1112, same being all of a called 1.56 acre tract of land described in a Deed to Robert C. Layton, et ux., and recorded in Volume 617, Page 46 of the Deed Records of Lamar County, and being more particularly described as follows, to wit:

**Beginning** at a 3/8" iron pin (found) for a corner in a South Line of County Road 34450, same being the Northeast corner of said 1.56 acre tract, and same also being a Northwest corner of a called 11.00 acre tract of land described in a Deed to Steven Kelly, et ux., as recorded in Document 161991-2019, of the Official Public Records of Lamar County;

**Thence** S 00° 00' 00" E with the East Line of said 1.56 acre tract and with a West Line of said 11.00 acre tract, a distance of 397.880', to a 10 1/2" wood fence post (found) for a corner, same being the Southeast corner of said 1.56 acre tract, and same also being an inside corner of said 11.00 acre tract;

**Thence** N 89° 57' 43" W with the South Line of said 1.56 acre tract and with a North Line of said 11.00 acre tract, a distance of 170.468', to a 7 1/2" wood fence post (found) for a corner, same being the Southwest corner of said 1.56 acre tract and a Northwest corner of said 11.00 acre tract, and same also being in the East Line of a called 22.98 acre tract of land described in a Deed to Peter Klassen Penner, et ux., as recorded in Document 132575-2016, of the Official Public Records of Lamar County;

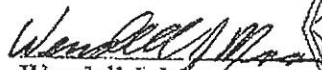
**Thence** N 00° 04' 31" W with the West Line of said 1.56 acre tract and with the East Line of said 22.98 acre tract, a distance of 399.376', to a 1/2" iron pin (set) for a corner in a South Line of said County Road, same being the Northwest corner of said 1.56 acre tract, and same also being the Northeast corner of said 22.98 acre tract;

**Thence** S 89° 27' 39" E with the North Line of said 1.56 acre tract and with a South Line of said County Road, a distance of 171.000', to the *Place of Beginning* and containing 1.56 acres of land.

The bearings recited herein are based upon the Deed call of the East Line of said 1.56 acre tract, being S 00° 00' 00" E. I, Wendell Moore, RPLS #5723, hereby certify that this survey was made on the ground by me or under my direct supervision, and shown accurately and correctly and on the attached plat, and the locations of all easements, row's, setback lines, and other matters affecting the subject property (whether of record or not), which are visible or which I have been advised, are shown or noted. Except as noted, there are no visible encroachments, protrusions, or conflicts. This survey was completed January 22, 2022.

**EXHIBIT A**

January 22, 2022

  
Wendell J. Moore  
Registered Professional  
Land Surveyor No. 5723

