

FILED  
AT 2:50 O'CLOCK P.M.  
JAN 31 2019  
AMY FINCHER  
County Clerk, County Court at Law  
By Angelina County, Texas  
WAD

## NOTICE OF TRUSTEE'S SALE

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

**Date of Security Instrument:** July 16, 2015

**Grantor(s):** Lindsey Guthery, a married woman

**Original Trustee:** Scott R. Valby

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as Nominee for Access Loans, Inc, its successors and assigns

**Recording Information:** Clerk's File No. 2015-00330279, in the Official Public Records of ANGELINA County, Texas.

**Current Mortgagee:** Lakeview Loan Servicing, LLC

**Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT NO. TWENTY-FOUR (24) IN BRIAR VILLAGE SECTION A, A SUBDIVISION TO ANGELINA COUNTY, TEXAS AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 133-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

**Date of Sale:** 03/05/2019 **Earliest Time Sale Will Begin:** 1:00 PM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

**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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Karen Lilley, Allan Johnston, Evan Press, Kathleen Adkins, Sharon St. Pierre, Ronnie Hubbard, Darla Boetcher, Frederick Britton, Kristopher Holub, Patrick Zwiers, Shawn Schiller, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee**

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. 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 the Mortgagee, the Mortgagee or the Mortgagee's attorney.

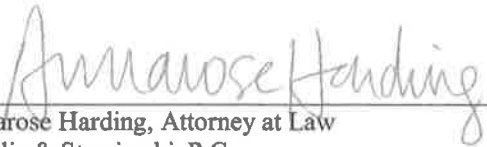


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 29th day of January, 2019.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618

  
Annarose Harding, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: 

Printed Name: Sheryl LaMont 01-31-19

C&S No. 44-18-3519 / Conventional / Yes  
LoanCare, LLC