

**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)**

|                                                                                                                                                                       |                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>Deed of Trust Date:</b> October 18th, 2019                                                                                                                         | <b>Original Mortgagor/Grantor:</b> SARA WILKERSON AND THEODORE JOSEPH IRELAN    |
| <b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR ACCESS LOANS, INC., ITS SUCCESSORS AND ASSIGNS | <b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC            |
| <b>Recorded in:</b><br><b>Volume:</b> N/A<br><b>Page:</b> N/A<br><b>Instrument No:</b> 2019-00387542                                                                  | <b>Property County:</b> ANGELINA                                                |
| <b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER                                                                                                   | <b>Mortgage Servicer's Address:</b> 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019 |

**FILED**  
AT 22 O'CLOCK P.M.  
**JUL 20 2023**  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

\* 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 \$116,161.00, executed by SARA WILKERSON AND THEODORE IRELAN and payable to the order of Lender.

**Property Address/Mailing Address:** 216 SMITH WHEELER RD, DIBOLL, TX 75941

**Legal Description of Property to be Sold:** BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE T. QUEVADO SURVEY, ABSTRACT NO. 39, AND BEING A PART OR PORTION OF THAT CERTAIN 9.17 ACRE TRACT DESCRIBED IN A DEED FROM DEBRAH DIANE ARCHER, ET AL TO VALERIE L. CULP DATED APRIL 25, 2007 AND RECORDED IN INSTRUMENT NO. 2007-00228534 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE NORTH CORNER OF THE AFORESAID REFERRED TO 9.17 ACRE TRACT AND THE RECOGNIZED EAST CORNER OF THAT CERTAIN 4 ACRE TRACT DESCRIBED IN A DEED FROM MURIEL WHEELER TO JEREMY ARLIS BAYARD DATED SEPTEMBER 18, 2013 AND RECORDED IN INSTRUMENT NO. 2013-00309743 OF THE SAID OFFICIAL PUBLIC RECORDS, WITHIN SMITH-WHEELER ROAD, FROM WHICH A FENCE CORNER BEARS S 67° 33' W 15.1 FEET; THENCE S 20° 11' 35" E (CALLED S 20° 11' 35" E), ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID 9.17 ACRE TRACT AND WITHIN THE SAID SMITH-WHEELER ROAD (LANDS TO THE NORTHEAST BEING THAT CERTAIN 6.34 ACRE TRACT (TRACT 2) AND THAT CERTAIN 6.34 ACRE TRACT (TRACT 1), BOTH DESCRIBED IN A DEED FROM JUDY ANN LESTER MORRILL, ET AL TO BETHEL DEE LESTER OAKS DATED SEPTEMBER 26, 2011 AND RECORDED IN INSTRUMENT NO. 2011-00285263 OF THE SAID OFFICIAL PUBLIC RECORDS), AT 214.75 FEET A 1/2" IRON PIPE SET FOR CORNER, FROM WHICH A 1/2" IRON PIPE FOUND FOR THE EAST CORNER OF THE SAID 9.17 ACRE TRACT BEARS S 20° 11' 35" E 374.32 FEET; THENCE, ACROSS THE SAID 9.17 ACRE TRACT, THE FOLLOWING FOUR COURSES: 1) S 67° 54' 18" W 179.32 FEET TO A 1/2" IRON PIPE SET FOR CORNER; 2) N 19° 59' 15" W 60.57 FEET TO A 1/2" IRON PIPE SET FOR CORNER; 3) S 68° 52' 19" W 143.86 FEET TO A 1/2" IRON PIPE SET FOR CORNER, NEAR A FENCE



ANGLE CORNER; 4) S 70° 00' 45" W 355.13 FEET TO AT 1/2" IRON PIPE SET FOR CORNER, ON THE SOUTHWEST BOUNDARY LINE OF THE SAID 9.17 ACRE TRACT, FROM WHICH A 1-1/4" IRON PIPE FOUND FOR THE SOUTH CORNER OF THE SAID 9.17 ACRE TRACT BEARS S 20° 13' 47" E 426.32 FEET; THENCE N 20° 13' 47" W (CALLED N 20° 13' 47" W), ALONG THE SOUTHWEST BOUNDARY LINE OF THE SAID 9.17 ACRE TRACT (LANDS TO THE SOUTHWEST BEING THAT CERTAIN 9.24 ACRE TRACT DESCRIBED IN A DEED FROM VERNON D. GLASS TO DIANA LYNN HARDIN, ET AL DATED SEPTEMBER 10, 2009 AND RECORDED IN INSTRUMENT NO. 2009-00260347 OF THE SAID OFFICIAL PUBLIC RECORDS), AT 163.64 FEET A 112" IRON PIPE FOUND FOR THE WEST CORNER OF THE SAID 9.17 ACRE TRACT AND THE RECOGNIZED SOUTH CORNER OF THE SAID 4 ACRE TRACT, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS S 41° 11' 20" E 3.08 FEET; THENCE N 70° 00' 45" E (CALLED N 70° 00' 45" E), ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID 9.17 ACRE TRACT AND ALONG THE RECOGNIZED SOUTHEAST BOUNDARY LINE OF THE SAID 4 ACRE TRACT, AT 678.09 FEET (CALLED 678.09 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 2.766 ACRES OF LAND, MORE OR LESS. BASIS OF BEARINGS: THE NORTHWEST BOUNDARY LINE OF THAT CERTAIN ONE ACRE TRACT DESCRIBED IN A DEED FROM LULA TULL, ET AL TO JEREMY ARLIS HAVARD DATED DECEMBER 3, 1997 AND RECORDED IN VOLUME 1130 ON PAGE 304 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS. (DEED CALL - N 70° E 122 VARAS (338.89 FEET) - 1-1/4" IRON PIPE AND 1/2" IRON PIPE FOUND 338.89 FEET APART)..

|                                        |                                               |
|----------------------------------------|-----------------------------------------------|
| <b>Date of Sale:</b> September 5, 2023 | <b>Earliest time Sale will begin:</b> 1:00 PM |
|----------------------------------------|-----------------------------------------------|

**Place of sale of Property:** The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections.

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 Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard 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, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard 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 Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard 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 cursive script, reading "Sheryl LaMont", written over a horizontal line.

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre or Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Trustee Posted July 20, 2023

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112