

FILED
AT 11:42 O'CLOCK AM

AUG 29 2019

AMY FINCHER
19-005544
County Clerk, County Court at Law
Angelina County, Texas

905 Henderson Street , Lufkin, TX 75904

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

By _____

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.

1. Date, Time, and Place of Sale.

Date: 10/01/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Angelina County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/16/2015 and recorded in the real property records of Angelina County, TX and is recorded under Clerk's File/Instrument Number, 2015-00330355 with Josephine Ann Cope (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Access Loans Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Josephine Ann Cope, securing the payment of the indebtedness in the original amount of \$78,090.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT NO. THREE (3) HENDERSON STREET PLACE, AN ADDITION TO THE CITY OF LUFKIN, TEXAS OF RECORD IN CABINET D, SLIDE 113-A, OF THE MAP AND PLAT RECORDS OF ANGELINA, TEXAS.



4703412



6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Lakeview Loan Servicing, LLC., as Mortgage Servicer, is representing the current Mortgagee whose address is:

LoanCare LLC
3637 Sentara Way
Virginia Beach, VA 23452

Sheryl LaMont

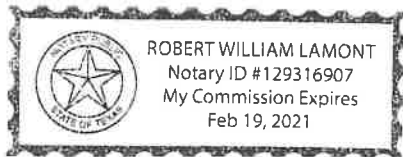
SUBSTITUTE TRUSTEE 8-29-19
Sheryl LaMont, Robert LaMont, Harriett Fletcher,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Karen Lilley, 1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Sheryl LaMont, Robert
LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan
Johnston, Kathleen Adkins, Evan Press, Reid Ruple
whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of August, 2019

Robert William LaMont
NOTARY PUBLIC in and for



GREGG COUNTY
My commission expires: Feb. 19, 2021
Print Name of Notary:
Robert William LaMont

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Angelina County Clerk and caused to be posted at the Angelina County courthouse this notice of sale.

Declarants Name: _____
Date: _____