

JAN 18 2024

23-164501

Notice of Substitute Trustee's Sale

AMY FINCHER
County Clerk, County Court at Law
By MO
Angelina County, Texas

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)**

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| Deed of Trust Date: August 27, 2020 | Original Mortgagor/Grantor: TONI LINNEMAN |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK,, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC |
| Recorded in: Volume: N/A Page: N/A Instrument No: 2020-00397737 | Property County: ANGELINA |
| Mortgage Servicer: LOANCARE, LLC | Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452 |

* 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 \$127,645.00, executed by TONI LINNEMAN and payable to the order of Lender.

Property Address/Mailing Address: 4507 BENTON DR, LUFKIN, TX 75901

Legal Description of Property to be Sold: LOT NO. THREE (3) OF BENTON DRIVE ESTATES, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, AS SHOWN ON THE OFFICIAL MAP OR PLAT OF RECORD IN CABINET F, SLIDE 19-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING PART OF A REPLAT OF LOT NO. THREE (3) OF GRIFFIN SUBDIVISION, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, AS SHOWN ON THE OFFICIAL MAP OR PLAT OF RECORD IN CABINET D, SLIDE 200-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

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| Date of Sale: March 05, 2024 | Earliest time Sale will begin: 1:00 PM |
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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 is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sheryl



LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com whose address is 1 Mauchly Irvine, CA 92618 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 is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com whose address is 1 Mauchly Irvine, CA 92618 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 is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com whose address is 1 Mauchly Irvine, CA 92618 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.

Sharon Pierre 1-18-2024

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre OR Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com OR Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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