

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/6/2020	Grantor(s)/Mortgagor(s): LONNIE JAY LOWE, JR., A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-00392790	Property County: ANGELINA
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 4/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Angelina County Courthouse Annex, 606 East Lufkin Avenue, Lufkin, TX 75901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com, Christine Wheelless, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

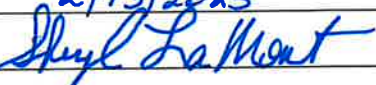
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 2/12/2025 _____



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for LoanCare, LLC

Dated: 2/13/2025 _____



Printed Name: _____

Sheryl LaMont

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED
AT 3:50 CLOCK P.M.

FEB 13 2025

AWY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By 

MH File Number: TX-25-107082-POS
Loan Type: FHA

Exhibit "A"

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 all of that certain 2.58 acre tract-TRACT 7-EXHIBIT "A" described in a deed conveyed from Judy Ann Lester Morrill, et al to Lindsay Waterman dated September 26, 2011 and recorded in Document # 2011-00285265 and a part or portion of that certain 3.00 acre tract-TRACT 8-EXHIBIT "A" described in a deed conveyed from Judy Ann Lester Morrill, et al to Mary Margaret Lester Noel, et al dated September 26, 2011 and recorded in Document # 2011-00285266, both of the Official Public Records of Angelina County, Texas, to which references are 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 axle found, at a fence corner post, for the Northeast corner of the aforesaid referred to 3.00 acre tract, the Southeast corner of that certain 3 acre tract-TRACT THREE reflected on the plat EXHIBIT "A" attached to the deed conveyed from Ruell Odis Stanaland to Bulah Creel dated November 7, 2018 and recorded in Document # 2018-00374170 and an angle corner of the residue tract of that certain 31 acre tract-TRACT ONE-EXHIBIT "A" described in a deed conveyed from Jerry Lee Breazeale to Clara Breazeale dated January 24, 2002 recorded in Volume 1519 on Page 51 of the Real Property Records of the said County;

THENCE, along the most Northerly East boundary line of the said 3.00 acre tract, along a West boundary line of the said residue tract of the said 31 acre tract and along the most Northerly West boundary line of that certain 1.561 acre tract-EXHIBIT "A" described in a deed conveyed from Kenney D. Carrell, et al to Jason Warner Camp, et al dated June 30, 2016 and recorded in Document # 2016-00341456 of the said Official Public Records, S 29° 39' 01" E, at 417.24 feet a point within a 18" Elm/fence corner for a Southwest corner of the said residue tract of the said 31 acre tract and the Northwest corner of the said 1.561 acre tract, at a total distance of 461.11 feet a 1/2" iron rod found for the most Northerly Southeast corner of the said 3.00 acre tract, an angle corner of the said 1.561 acre tract and the Northeast corner of that certain tract of land (acreage un-recited) described in a deed conveyed from Diboll Independent School District to Pine Valley Congregational Methodist Church dated February 19, 1979 and recorded in Volume 485 on Page 794 of the Deed Records of the said County, from which a fence corner post bears S 29° 00' E at 6.8 feet;

THENCE, along the most Easterly South boundary line of the said 3.00 acre tract, in part across the said 3.00 acre tract and along the North boundary line of the said Methodist Church tract, S 69° 18' 25" W, at 186.43 feet pass on line a point at the base of a fence corner post for an interior ell corner of the said 3.00 acre tract and the Northwest corner of the said Methodist Church tract (from said point a fence corner post bears S 66° 11' E at 1.1 feet), at a total distance of 262.86 feet a 1/2" iron pipe set for corner;

THENCE, continuing across the said 3.00 acre tract and in part across F. M. Highway No. 304 (100 feet wide ROW), S 19° 59' 53" E, at 171.18 feet pass on line a 1/2" iron pipe set for reference, on or near the North ROW line of the said FM 304, at a total distance of 216.87 feet a point for corner, within the said FM 304, on the most Westerly South boundary line of the said 3.00 acre tract, on the North boundary line of that certain 3.96 acre tract-TRACT 3-EXHIBIT "A" described in a deed conveyed from Bethel Dee Lester Oaks, et al to Judy Ann Lester Morrill dated September 26, 2011 and recorded in Document # 2011-00285262 of the said Official Public Records, from which a point for the most Southerly Southeast corner of the said 3.00 acre tract bears N 68° 52' 05" E at 76.45 feet;

THENCE, in part along the common boundary line of the said 3.00 acre tract and the said 3.96 acre tract and along the common boundary line the aforesaid referred to 2.58 acre tract and the said 3.96 acre tract, within the said FM 304, S 68° 52' 05" W, at 15.85 feet pass on line a point for the Southwest corner of the said 3.00 acre tract and the Southeast corner of the said 2.58 acre tract (from said point a 1/2" iron pipe found for reference bears N 20° 20' 22" W at 45.80 feet), at a total distance of 182.77 feet a point for the Southwest corner of the said 2.58 acre tract and the Southeast corner of that certain 2.58 acre tract-TRACT 6-EXHIBIT "A" described in a deed conveyed from Lacy Flores to Bethel Dee Lester Oaks dated January 10, 2012 and recorded in Document # 2012-00288016 of the said Official Public Records, from which a 1/2" iron pipe found for reference bears N 20° 20' 22" W at 47.03 feet;

THENCE, along the common boundary line of the said Waterman 2.58 acre tract and the said Oaks 2.58 acre tract, N 20° 20' 22" W at 673.73 feet a 1/2" iron pipe found for the Northwest corner of the said Waterman 2.58 acre tract and the Northeast corner of the said Oaks 2.58 acre tract, on the South boundary line of that certain 2.0 acre tract-TRACT ONE reflected on the plat EXHIBIT "A" attached to the deed conveyed from Ruell Odie Stanaland to Bulah Creel dated November 7, 2018 and recorded in Document # 2018-00374170 of the said Official Public Records, from which a 1/2" iron pipe found for the Northwest corner of the said Oaks 2.58 acre tract bears S 69° 18' 13" W at 166.60 feet;

THENCE, along the North boundary line of the said Waterman 2.58 acre tract and the said Waterman 3.00 acre tract and in part along the South boundary line of the said Creel 2.00 acre tract and along the South boundary line the said Creel 3 acre tract, N 69° 18' 13" E, at 166.91 feet pass on line a 1/2" iron pipe found for the Northeast corner of the said Waterman 2.58 acre tract and the Northwest corner of the said Waterman 3.00 acre tract, at a total distance of 372.31 feet the POINT AND PLACE OF BEGINNING and containing 5.20 acres of land, of which 0.20 acre lies within the ROW of FM 304.