

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 04/04/2023

Time: Between 1:00 PM - 4:00 PM and beginning not earlier than 1:00 PM – 4:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Red River 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 September 6, 2017 and recorded in the real property records of Red River County, TX and is recorded under Instrument No. 062175 with Ryan Giles and Callie Giles (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage, LLP mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ryan Giles and Callie Giles, securing the payment of the indebtedness in the original amount of \$132,554.00, 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. ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, TEXAS, ABOUT 16 MILES S 35 E FROM THE TOWN OF CLARKSVILLE; AND BEING PART OF THE JOHN PRICE SURVEY, ABSTRACT NO. 674, AND BEING ALL OF A CALLED 5.4561 ACRE TRACT OF LAND DESCRIBED IN DEED FROM SHANE RANDEL! GIBBS TO JAMES RANDELL GIBBS, DATED MARCH 3, 1993, AND RECORDED IN VOLUME 421, PAGE 736-737, OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8" SPIKE NAIL (F) AT THE NORTHEAST COMER OF SAID CALLED 5.4561 AC. TRACT, AND AT THE SOUTHEAST CORNER OF A CALLED 26.202 AC. TRACT DESCRIBED IN DEED TO TERRY V. JORDAN (OPR 655, PAGE 155), ALSO BEING IN THE WEST LINE OF COUNTY ROAD NO. 1460;

THENCE S 2 DEGREES 16'52" W, ALONG THE WEST LINE OF SAID ROAD, A DISTANCE OF 149.90 FEET TO A 2" PIPE POST (F) AT THE SOUTHEAST CORNER OF SAID CALLED 5.4561 AC. TRACT;

THENCE N 87 DEGREES 25'12" W, GENERALLY ALONG A FENCE, A DISTANCE OF 1563.38 FEET TO A 6" TREATED CORNER POST (F) AT THE SOUTHWEST CORNER OF SAID CALLED 5.4561 AC. TRACT:



THENCE ALONG THE WEST LINE OF SAID CALLED 5.4561 AC. TRACT THE FOLLOWING CALLS: N 0 DEGREES 29'43" E, A DISTANCE OF 119.74 FEET (6" TREATED CORNER POST (F)), N 88 DEGREES 02'24" E, A DISTANCE OF 21.60 FEET 6" TREATED CORNER POST (F), AND N 0 DEGREES 07'00" E, A DISTANCE OF 29.10 FEET TO A 1 1/2" METAL PIPE (F) AT THE UPPER NORTHWEST CORNER OF SAID CALLED 5.4561 AC. TRACT, AND AT THE SOUTHWEST CORNER OF SAID CALLED 26.202 AC. TRACT;

THENCE S 87 DEGREES 23'59" E, ALONG THE NORTH LINE OF SAID CALLED 5.4561 AC. TRACT, AND THE SOUTH LINE OF SAID CALLED 26.202 AC. TRACT, A DISTANCE OF 1546.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.383 ACRES OF LAND, MORE OR LESS.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:


Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIOUS HOLDINGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

01/13/2023

Executed on


James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle A. Davis, Esq.
Larissa Brito de Senna, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063

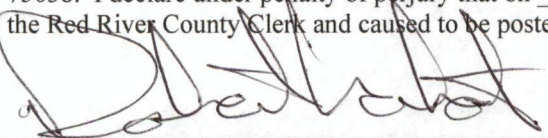
January 19, 2023

Executed on


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Robert LaMont, Sheryl LaMont, Harriett Fletcher,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

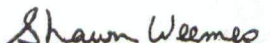
CERTIFICATE OF POSTING

My name is Robert La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 19, 2023 I filed at the office of the Red River County Clerk and caused to be posted at the Red River County courthouse this notice of sale.


Declarants Name: Robert La Mont
Date: January 19, 2023

FILED FOR RECORD
1:56 o'clock P M. on

JAN 19 2023


SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX