

MAR 10 2025

Chassidy Chandler
CHASSIDY CHANDLER, COUNTY CLERK
RED RIVER CO., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 129735-TX

Date: March 6, 2025

County where Real Property is Located: Red River

ORIGINAL MORTGAGOR: SHELLEY A CLARK AND LOUIE W CLARK, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CERTAINTY HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/26/2019, RECORDING INFORMATION: Recorded on 12/2/2019, as Instrument No. 067298 in Book 0765 Page 365 and later modified by a loan modification agreement recorded as Instrument 2022-01986 on 09/15/2022 and later modified by a loan modification agreement recorded as Instrument 2023-00936 on 05/16/2023

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, TEXAS, ABOUT 12 MILES S 75° E FROM THE TOWN OF CLARKSVILLE: AND BEING PART OF THE JOSEPH WAGLEY SURVEY, ABSTRACT NO. 884, AND BEING ALL OF A CALLED 26.872 ACRE TRACT OF LAND DESCRIBED IN DEED FROM MARK LINDSEY AND WIFE, JANEY LINDSEY TO CLETUS F. WISE, DATED OCTOBER 28, 2009, AND RECORDED IN VOLUME 637, PAGES 9-11, OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/1/2025, the foreclosure sale will be conducted in Red River County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY



4837192

VIRGINIA BEACH, VA 23452-4262

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, JAMI GRADY, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis R. Hamilton, Attorney,
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Sheryl LaMont
Posted by Sheryl LaMont, March 10, 2025.

All that certain tract or parcel of land situated in Red River County, Texas, about 12 miles S 75° E from the town of Clarksville; and being part of the Joseph Wagley Survey, Abstract No. 884, and being all of a called 26.872 acre tract of land described in Deed from Mark Lindsey and wife, Janey Lindsey to Cletus F. Wise, dated October 28, 2009, and recorded in Volume 637, Pages 9-11, of the Deed Records of Red River County, Texas; and being more particularly described as follows, to-wit:

Beginning at a 1" metal pipe (f) at the Southeast corner of said called 26.872 acre tract, and at a Northeast corner of a called 128.24 acre tract described in Deed to Kenneth Munson (OPR 615, Page 703), also being in the West line of a called 8.673 acre tract described in Deed of Partition to Billy Britt Davidson (DR 434, Page 263), same being in the East line of said Wagley Survey:

Thence N 89° 43' 05" W, a distance of 452.45 feet to a 10" Oak Tree at a fence corner at the Southwest corner of said called 26.894 acre tract, and at the lower Southeast corner of a called 49.99 acre tract described in Deed to Charles Wayne Prater (OPR 571, Page 382);

Thence N 1° 59' 24" E, generally along a fence, a distance of 1431.69 feet to a 3" metal pipe post (f) at the Northwest corner of said called 26.872 acre tract, and at an inner corner of said called 49.99 acre tract;

Thence S 84° 49' 08" E, along the North line of said called 26.872 acre tract, a distance of 188.09 feet to a 3" metal pipe post (f) in the South line of County Road No. 4305;

Thence along the South line of said road, S 80° 43' 19" E, 35.27 feet (3" metal pipe post(f)), S 89° 27' 04" E, 762.62 feet (3" metal pipe post (f)), and S 79° 55' 27" E, 210.09 feet to a 6" Bois d'Arc Corner Post (f) at the Northeast corner of said called 26.872 acre tract, and at the Northwest corner of said called 8.673 tract;

Thence S 30° 00' 00" W, along the East line of said called 26.872 acre tract, and said Wagley Survey, a distance of 1577.68 feet to the place of beginning and containing 26.894 acres of land, more or less.