

Notice of Substitute Trustee's Sale

DEC 30 2024

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)

Charlady Chandler  
COUNTY CLERK  
RED RIVER CO., TX

<b>Deed of Trust Date:</b> June 24, 2016	<b>Original Mortgagor/Grantor:</b> ZACHARY PERRY
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NATIONS LENDING CORPORATION, A CORPORATION., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> 719 <b>Page:</b> 338 <b>Instrument No:</b> 59566	<b>Property County:</b> RED RIVER
<b>Mortgage Servicer:</b> LOANCARE LLC	<b>Mortgage Servicer's Address:</b> 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 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 \$94,261.00, executed by ZACHARY PERRY and payable to the order of Lender.

**Property Address/Mailing Address:** 220 CIRCLE DR, BOGATA, TX 75417

**Legal Description of Property to be Sold:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, TEXAS, IN THE SOUTHWEST PART OF THE TOWN OF BOGATA; AND BEING PART OF THE W. G. MILLER SURVEY, ABSTRACT NO. 560, AND BEING PART OF LOT FIVE AND LOT SIX IN BLOCK A OF THE CASTLEMAN SUBDIVISION, OAKWOOD ADDITION TO THE CITY OF BOGATA, TEXAS SHOWN ON SHEET 94 B, PLAT CABINET A; SAME BEING PART OF A TRACT OF LAND DESCRIBED IN DEED FROM CHARLES R. SMITH AND WIFE, BARBARA A. SMITH TO MORRIS VERNON HARVILLE AND WIFE, NANCY MARLENE HARVILLE, DATED NOVEMBER 20, 2003, AND RECORDED IN VOLUME 542,PAGES 552-553, AND ALL OF A TRACT OF LAND DESCRIBED IN DEED FROM JAMES E. CASTLEMAN AND WIFE, FLOY CASTLEMAN TO J. R. SLOAN AND WIFE, DONA SLOAN, DATED JANUARY 1, 1959, AND RECORDED IN VOLUME 274, PAGES 41-42, ALL IN THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO -WIT:

BEGINNING AT A 1/2" R.S.ROD (S) AT THE NORTHEAST CORNER OF A SMALL TRACT DESCRIBED IN DEED TO EARL FRANKLIN STUBBLEFIELD (OPR 542, PAGE 550), AND IN THE EAST LINE OF SAID LOT FIVE, AND WEST LINE OF CIRCLE DRIVE, ALSO BEING N 21 DEG. 42' 56" E, 6.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT FIVE; THENCE N 69° 14' 39" W, A DISTANCE OF 126.99 FEET TO A 3" GALVANIZED FENCE CORNER POST (F) AT THE NORTHWEST CORNER OF SAID STUBBLEFIELD TRACT, AND IN THE WEST LINE OF SAID LOT FIVE;  
THENCE NORTHEASTERLY, ALONG THE WEST LINE OF SAID LOT FIVE AND SIX, BEING A CURVE TO THE RIGHT (CENTRAL ANGLE = 7° 26' 29", RADIUS = 896.28 FEET, CHORD BEARING AND DISTANCE = N 29° 32' 00" E, 116.32 FEET), AN ARC DISTANCE OF 116.40 FEET TO A 5/8" R.S.ROD (F) IN THE WEST LINE OF SAID LOT SIX, AND AT THE SOUTHWEST CORNER OF A CALLED 13,460 SQ. FT. TRACT



DESCRIBED IN DEED TO DEBORAH ANN MORENO (OPR 654,PAGE 591); THENCE S 61° 14' 21" E, A DISTANCE OF 122.00 FEET TO A 1" METAL PIPE (F) AT THE SOUTHEAST CORNER OF SAID CALLED 13,460 SQ. FT. TRACT, AND IN THE EAST LINE OF SAID LOT SIX, AND WEST LINE OF CIRCLE DRIVE; THENCE SOUTHWESTERLY, ALONG THE EAST LINE OF LOTS SIX AND FIVE, AND ALONG THE WEST LINE OF CIRCLE DRIVE, BEING A CURVE TO THE LEFT (CENTRAL ANGLE = 8° 11' 02", RADIUS= 691.26 FEET, CHORD BEARING AND DISTANCE = S 27° 29' 36" W, 98.65 FEET), AN ARC DISTANCE OF 98.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.306 ACRES OF LAND, MORE OR LESS.

<b>Date of Sale:</b> February 04, 2025.	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Red River County Courthouse, 400 N. Walnut Street, Clarksville, TX 75426 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 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher or Sharon St. Pierre 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, 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 whose address is 1 MAUCHLY IRVINE, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher or Sharon St. Pierre 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 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 whose address is 1

MAUCHLY IRVINE, CA 92618 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher or Sharon St. Pierre 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.

A handwritten signature in black ink that reads "Sheryl LaMont". The signature is written in a cursive style and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

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 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher or Sharon St. Pierre, Trustee Posted December 30, 2024.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112