

21-005 FC

FILED FOR RECORD  
SHELBY COUNTY, TEXAS

2021 APR 15 PM 3: 20

RECORDING REQUESTED BY:

JENNIFER L. FOUNTAIN  
COUNTY CLERK

BY  DEPUTY

WHEN RECORDED MAIL TO:

Sheryl LaMont, Robert LaMont, Ronnie Hubbard,  
Sharon St. Pierre, Allan Johnston  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX12000002-20-2S

APN 0200450005001100

TO No 200471341-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on June 26, 2015, ELIZABETH ANN JONES, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HIGHLANDS RESIDENTIAL MORTGAGE, LTD., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$50,918.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on June 26, 2015 as Document No. 2015002173 in Shelby County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 0200450005001100

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Lakeview Loan Servicing, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 1, 2021 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Shelby County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the steps in the area within 100 feet of the southeastern front door of the Shelby County Courthouse provided for the holding of Shelby District Court, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 15th day of April, 2021.



By: Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

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# EXHIBIT A

.Being 0.3218 of an acre of land situated in the John and Elizabeth Bradley Survey, Abstract 45, Shelby County, Texas, and located within the limits of the City of Timpson, Texas, and being Lots 7 and 8 in Block 27, as shown on the Map of the City of Timpson recorded in Volume 1, Page 51, in the Plat Records of Shelby County Texas, said Lots 7 and 8, Block 27, referenced as a called 0.3213 of an acre tract in a Gift Deed from Bobby Gene Bass to Terra Bass Yates, dated January 26, 2011, and recorded under Document No. 2011000755, in the Official Public Records of Shelby County, Texas, said 0.3213 of an acre tract described in a Warranty Deed from Eulan M. Chapman to Irene Fleming, dated February 7, 1005, and recorded in Volume 781, Page 699, in the Real Property Records of Shelby County, Texas, said 0.3218 of an acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron found for the Northwest corner of said Lot 7 and Block 27, at the intersection of the East right-of-way line of Houston Street (called 60-foot right-of-way) with the South right-of-way line of North Third Street (called 60-foot right-of-way), and being the Northwest corner of said called 0.3213 of an acre tract;

THENCE N 56°28'03" E, with the North line of said Block 27, and Lots 7 and 8, and the North line of said called 0.3213 of an acre tract (called N 57°30'00" E) and with said South right-of-way line of North Third Street, a distance of 100.11 feet (called 100 feet) to a 1/2-inch iron rod found for the Northeast corner of said called 0.3213 of an acre tract and said Lot 8, Block 27 and the Northwest corner of Lot 9, Block 27, as shown on said Map of the City of Timpson;

THENCE S 33°23'48" E, with the East line of Lot 8 and said called 0.3213 of an acre tract (called S 32°30'00" E) and with the West line of said Lot 9, Block 27, a distance of 139.90 feet (called 140 feet) to a 1/2-inch iron rod found for the Southeast corner of said Lot 8 and said called 0.3213 of an acre tract and being the Southwest corner of said Lot 9, Block 27, and in the North line of a 20-foot alley as shown on said Map of the City of Timpson;

THENCE S 56°27'10" W, with the South lines of said Lots 7 and 8, and the South line of said called 0.3213 of an acre tract (called S 57°30'00" W) and with said North line of the 20-foot alley, a distance of 100.27 feet (called 100 feet) to a 1/2-inch iron rod found for the Southwest corner of said Lot 7 and the called 0.3213 of an acre tract at the intersection of said North line of the 20-foot alley with the East right-of-way line of Houston Street;

THENCE N 33°20'06" W, with the West lines of said Lot 7, Block 27, and said called 0.3213 of an acre tract (called N 32°30'00" W) and with said East right-of-way line of Houston Street, a distance of 139.92 feet (called 140 feet) to the POINT of BEGINNING and containing 0.3218 of an acre of land within these calls.