

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 20th DAY OF Apr. 1, 2024

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.: 121459-TX

Date: April 22, 2024

County where Real Property is Located: Lamar

ORIGINAL MORTGAGOR: LAUREN GREMILLION, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL
SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 3/11/2021, RECORDING INFORMATION: Recorded on 3/15/2021, as Instrument No.
180011-2021

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SITUATED WITHIN THE CORPORATE LIMITS
OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS A PART OF THE LARKIN RATTAN SURVEY
AND BEING A PART OF THE 11 ACRES OFF THE SOUTH END OF A 100 ACRE TRACT CONVEYED
BY C.K. HOLMAN AND WIFE, TO JOHN JOHNSON, WHICH 11 ACRES WAS APPORTIONED TO
NANCY WRIGHT IN THE PARTITION OF THE ESTATE OF SAID JOHN JOHNSON, AND BEING A
PART OF THE LOT OF LAND CONVEYED TO J.F. PETTIGREW BY WN. DAVENPORT, OF RECORD
IN BOOK 174, PAGE 240, LAMAR COUNTY DEED RECORDS; AND BEING MORE COMPLETELY
DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/2/2024**, the foreclosure sale will be conducted in
Lamar 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.

Flagstar Bank, N.A 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. Flagstar Bank, N.A, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o Flagstar Bank, N.A
5151 Corporate Drive




Matter No.: 121459-TX

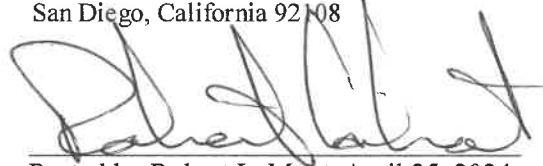
Troy, Michigan 48098-2639

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 ROBERT LAMONT, SHERYL LAMONT, HARRIET FLETCHER, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON** 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 Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: 
Casper J. Rankin, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108


Posted by Robert LaMont, April 25, 2024.

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

BOUNDARY SURVEY

PROPERTY ADDRESS: 655 8TH STREET SOUTHEAST, PARIS, TX 75460

TS# 121459-TX

LEGAL DESCRIPTION:

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS A PART OF THE LARKIN RATTAN SURVEY AND BEING A PART OF THE 11 ACRES OFF THE SOUTH END OF A 100 ACRE TRACT CONVEYED BY C. K. HOLMAN AND WIFE, TO JOHN JOHNSON, WHICH 11 ACRES WAS APPORTIONED TO NANCY WRIGHT IN THE PARTITION OF THE ESTATE OF SAID JOHN JOHNSON, AND BEING A PART OF THE LOT OF LAND CONVEYED TO J. F. PETTIGREW BY WM. DAVENPORT, OF RECORD IN BOOK 174, PAGE 240, LAMAR COUNTY DEED RECORDS;

BEGINNING AT A POINT WHERE THE EAST LINE OF 8TH STREET S.E. (FORMERLY HIGH STREET) INTERSECTS THE NORTH LINE OF HEARON STREET, WHICH POINT IS ALSO THE SW CORNER OF A LOT CONVEYED TO J. F. PETTIGREW BY WM. DAVENPORT AND WIFE; THENCE WEST WITH THE NE LINE OF HEARON STREET, 149.7 FEET, TO THE SE CORNER OF LOT CONVEYED TO MRS. FLORENCE MILLER BY MRS. MATTIE M. PETTIGREW, SEPTEMBER 1, 1922 BY DEED OF RECORD IN BOOK 191, PAGE 579, LAMAR COUNTY DEED RECORDS; THENCE NORTH WITH THE NE LINE OF SAID MILLER TRACT, 89 1/2 FEET TO THE NW CORNER SAME; THENCE WEST 149.7 FEET TO A STAKE IN THE NE LINE OF SAID 8TH STREET S.E.; THENCE SOUTH WITH THE NE LINE OF 8TH STREET S.E. 89 1/2 FEET TO THE PLACE OF BEGINNING.

AS SURVEYED LEGAL DESCRIPTION:

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS A PART OF THE LARKIN RATTAN SURVEY AND BEING A PART OF THE 11 ACRES OFF THE SOUTH END OF A 100 ACRE TRACT CONVEYED BY C. K. HOLMAN AND WIFE, TO JOHN JOHNSON, WHICH 11 ACRES WAS APPORTIONED TO NANCY WRIGHT IN THE PARTITION OF THE ESTATE OF SAID JOHN JOHNSON, AND BEING A PART OF THE LOT OF LAND CONVEYED TO J. F. PETTIGREW BY WM. DAVENPORT, OF RECORD IN BOOK 174, PAGE 240, LAMAR COUNTY DEED RECORDS;

BEGINNING AT A FOUND FENCE CORNER POST WHERE THE EAST LINE OF 8TH STREET S.E. (FORMERLY HIGH STREET) INTERSECTS THE NORTH LINE OF HEARON STREET, WHICH POINT IS ALSO THE SW CORNER OF A LOT CONVEYED TO J. F. PETTIGREW BY WM. DAVENPORT AND WIFE;

THENCE NORTH 89°17'01" EAST WITH THE NE LINE OF HEARON STREET, 149.70 FEET, TO A SET 1/2" IRON PIN WITH "RPLS 6008" CAP AT THE SE CORNER OF LOT CONVEYED TO MRS. FLORENCE MILLER BY MRS. MATTIE M. PETTIGREW, SEPTEMBER 1, 1922 BY DEED OF RECORD IN BOOK 191, PAGE 579, LAMAR COUNTY DEED RECORDS; THENCE NORTH 01°04'13" WEST WITH THE NE LINE OF SAID MILLER TRACT, 89.50 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 89°17'01" WEST 149.70 FEET TO A SET 1/2" IRON PIN WITH "RPLS 6008" CAP IN THE NE LINE OF SAID 8TH STREET S.E.; THENCE SOUTH 01°04'13" EAST WITH THE NE LINE OF 8TH STREET S.E. 89.50 FEET TO THE PLACE OF BEGINNING. CONTAINING 14,885 SQ. FT. OR 0.3412 ACRES, MORE OR LESS.

EXHIBIT A