

TS No TX08000006-14-2

APN 42861

FILED FOR RECORD  
LAMAR COUNTY, TEXAS

TO No 170043136-TX-RWI

RECORDING REQUESTED BY:

17 MAY 15 AM 11:25

ALLAN JOHNSTON  
COUNTY CLERK

WHEN RECORDED MAIL TO:

BY \_\_\_\_\_ DEPUTY

Robert La Mont, David Sims, Harriett Fletcher, Allan  
Johnston, Ronnie Hubbard  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX08000006-14-2

APN 42861

TO No 170043136-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 8, 2004, MARGERET ANNE LOUIS AND RODGER HUBERT LOUIS as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of AMERIQUEST MORTGAGE COMPANY as Trustee, AMERIQUEST MORTGAGE COMPANY as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$74,000.00, payable to the order of U.S. Bank Trust, N.A. as Trustee for LSF8 Master Participation Trust as current Beneficiary, which Deed of Trust recorded on November 16, 2004 as Document No. 00021335 in Book 1545, on Page 212 in Lamar 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 42861

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 Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard 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 U.S. Bank Trust, N.A. as Trustee for LSF8 Master Participation Trust, 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 6, 2017 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 Lamar 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: **At the north door of the Lamar County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

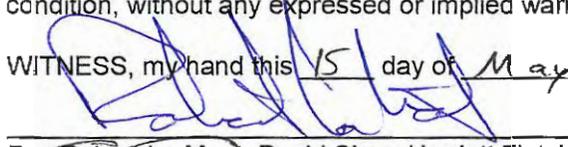
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank Trust, N.A. as Trustee for LSF8 Master Participation Trust's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and U.S. Bank Trust, N.A. as Trustee for LSF8 Master Participation Trust'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 15 day of May, 2017.



By: Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard  
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.**

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.

00021335 BK  
ORVol  
1545 Pg  
229

Situated about 7 miles South 88 Deg. East of the City of Paris, a part of the D. A. Skidmore Survey #892 and being a 2.431 acre tract of land described in deed to Robert C. Ballard and recorded in Vol. 570, Page 259, of Deed Records of said County and State.

BEGINNING at a stake for corner in the West Boundary Line of Farm Road 2121, at the Northeast corner of said Ballard tract of land, said point being South a distance of 390 feet from the South Boundary Line of the Texas and Pacific Railroad;

THENCE South along the West Boundary Line of said Farm Road 2121 a distance of 207.6 feet to an iron pin for corner at the Southeast corner of said Ballard tract of land;

THENCE South 84 Deg. 35 Min. West a distance of 461.3 feet to an iron pin for corner at the Southwest corner of said tract of land;

THENCE North 9 Deg. West a distance of 236.8 feet to an iron pin for corner at the Northwest corner of said tract of land;

THENCE North 88 Deg. East a distance of 496.5 feet to the place of beginning and containing 2.43 acres of land.

EXHIBIT "A"