

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MADISON County

Deed of Trust Dated: March 29, 2019

Amount: \$193,431.00

Grantor(s): ANN COYNE

Original Mortgagee: CMG MORTGAGE, INC., DBA CMG FINANCIAL

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 8950 Cypress Waters Blvd., Coppel, TX 75019

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 109015

Legal Description: BEING ALL OF TRACT 5 OF COUNTRY CLUB ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 219, PAGE 707 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS.

Date of Sale: June 3, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

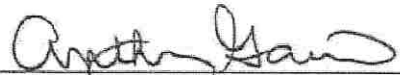
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MADISON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


KAREN LILLEY OR REBECCA HAMMOND, SHARON ST. PIERRE, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, REID RUPLE, ALLAN JOHNSTON, PHILLIP HAWKINS, MOLLIE MCCOSLIN, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, AMY OLAN, CARY CORENBLUM, KRISTOPHER HOLUB, MICHAEL KOLAK, KATHLEEN ADKINS, EVAN PRESS OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-001610


Printed Name: Sharon St. Pierre
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

341 FILED
AT 10 O'CLOCK P.M.

APR 03 2025

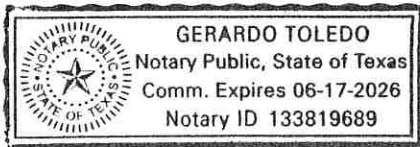
COPY


ADRIAN LAWSON, MADISON COUNTY CLERK
BY 
HANNAH JETER, CLERK

STATE OF TEXAS

COUNTY OF MADISON

Before me, the undersigned authority, on this 3rd day of April 2025, personally appeared Sharon St. Pierre, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2023-001610

341 FILED
APR 03 2025

APR 03 2025


ADRIAN LAWSON, MADISON COUNTY CLERK
BY  H. JETER
HANNAH JETER, DEPUTY CLERK