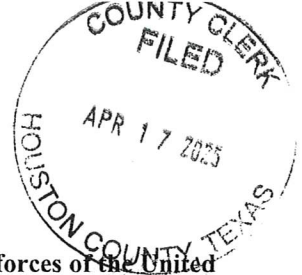


23-151442



Notice of Substitute Trustee's Sale

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)**

Deed of Trust Date: June 8, 2022	Original Mortgagor/Grantor: CHARLES LESLIE SELBE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC.
Recorded in: Volume: N/A Page: N/A Instrument No: 20222057	Property County: HOUSTON
Mortgage Servicer: LOANCARE LLC	Mortgage Servicer's Address: 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 \$225,000.00, executed by ESTATE OF CHARLES LESLIE SELBE and payable to the order of Lender.

Property Address/Mailing Address: 115 E HOMEWOOD DRIVE, CROCKETT, TX 75835

Legal Description of Property to be Sold: 0.289 ACRES OUT OF AND A PART OF THE A.E. GOSSETT SURVEY, A-423, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AND BEING THE SAME LOT, DESCRIBED IN A DEED TO EDNA NELL ROBERTSON FROM TOM HENRY. ROBERTSON, IN A FINAL DECREE OF DIVORCE RECORDED IN VOL. 31, PAGE 134 OF THE DISTRICT COURT RECORDS OF HOUSTON COUNTY, WHICH 0.289 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING ON A 1/2 INCH IRON ROD SET FOR THE NORTH WEST CORNER OF THIS LOT AND BEING THE NORTH EAST CORNER OF THE BOBBIE LEEDIKER BROWN CALLED 0.25 ACRC LOT, DESCRIBED IN A DEED RECORDED IN VOL 334, PAGE 50, OF THE HOUSTON COUNTY DEED RECORDS AND BEING IN THE SOUTH EAST LINE OF HOMEWOOD DRIVE, FOUND FLAT BAR FOR REFERENCE CORNER N 15 DEG. 54 MIN. 24 SEC. W, 1.14 FEET; THENCE N 66 DEG. 41 MIN. 00 SEC. E 90.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING THE NORTH WEST CORNER OF THE NOW OR FORMERLY RALPH D. GLASS CALLED 0.25 ACRE LOT RECORDED IN DOC NO. 071581 OF THE OFFICIAL RECORDS OF ILORISTON COUNTY; THENCE S. 24 DEG. 45 MIN. 38 SEC. E, 144.77 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING THE SOUTH WEST CORNER OF SAID NOW OR FORMERLY RALPH D. GLASS CALLED 0.25 ACRE LOT AND BEING IN A GENERAL OCCUPIED FENCE LINE, NOW OR FORMERLY ROBERT MEADOS, CALLED 5.00 ACRES TRACT; THENCE S 69 DEG. 57 MIN. 19 SEC, W, 87.16 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, IN THE GENERAL LINE OF THE OCCUPIED FENCE LINE, NOW OR FORMERLY BOBBIE LEEDIKER BROWN CALLED 0.25 ACRE LOT; THENCE N 26 DEG. 02 MIN. 02 SEC. W, 139.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.289 ACRES OF LAND MORE OR LESS.

Date of Sale: June 3, 2025	Earliest time Sale will begin: 1:00 PM
Place of sale of Property: THE EAST SIDE OF THE COURTHOUSE (IF WEATHER IS BAD THE FIRST FLOOR LOBBY OF COURTHOUSE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE	



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 Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs 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, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs 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 Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs 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.

Sharon Pierre 4/17/2025

SUBSTITUTE TRUSTEE

Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak, Auction.com OR Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs, Trustee

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