

FILED FOR RECORD  
2024 APR 18 AM 10:05

**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.**

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS

BY *Erin Zulman*

Matter No.: 122544-TX

Date: April 12, 2024

County where Real Property is Located: Hardin

ORIGINAL MORTGAGOR: ANTHONY P SHARP AND SHEILA L SHARP, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR REPUBLIC STATE MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 11/15/2017, RECORDING INFORMATION: Recorded on 11/27/2017, as Instrument No. 2017-80030

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A 6.084 ACRE TRACT OF LAND OUT OF THE GEORGE BROWN, ABSTRACT NO. 74, HARDIN COUNTY, TEXAS, AND BEING OUT OF AND A PART OF TRACT I & TRACT II DESCRIBED IN AN INSTRUMENT TO ROBIN SCHROEDER & KRISTIN LONG OF RECORD IN CLERK'S FILE NO. 2016-63784 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 6.084 ACRE TRACT BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/4/2024**, the foreclosure sale will be conducted in **Hardin** 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 **10:00 AM**, 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  
Troy, Michigan 48098-2639




Matter No.: 122544-TX

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 MARGIE ALLEN, ANGIE BROOKS, TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, PAUL A. HOEFKER** 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:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**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



**FIELD NOTE DESCRIPTION:**  
**6.084 Acres Tract of Land**  
**Out of the George Brown League,**  
**Abstract No. 74, Hardin County, Texas**  
**November 10, 2017**

TS# 122544-TX

**BEING a 6.084 acre tract of land out of the George Brown, Abstract No. 74, Hardin County, Texas, and being out of and a part of Tract I & Tract II described in an instrument to Robin Schroeder & Kristin Long of record in Clerk's File No. 2016-63784 of the Official Public Records of Hardin County, Texas, said 6.084 acre tract being more particularly described by metes and bounds as follows:**

**BEGINNING** at a 1" iron pipe found in the North line of that called 2.96 acre tract of land conveyed to Suzanne Hutto Arceneaux, bearing PID No. 13852 per the Hardin County Appraisal District (H.C.A.D.), at the Southwest corner of that called 6.61 acre tract described in an instrument to Glen Harrison of record in Volume 1727, Page 337 of the Deed Records of Hardin County, Texas, and the Southeast corner of said Tract II, being the Southeast corner of the herein described tract;

**THENCE North 90°00'00" West** along and with the South line of Tract II, the South line of the herein described tract, for a distance of 470.10 feet (West 470.66 feet) (Basis of Bearings) to a 2" iron pipe found in the North line of that called 2.95 acre tract of land described as Tract Two in an instrument of record in Volume 442, Page 586 of said Deed Records, at the Southeast corner of that called 3.713 acre tract of land described in an instrument to Lisa Amadore & Stanley Amadore, of record in Volume 1424, Page 291 of said Deed Records, the Southwest corner of Tract I, being the Southwest corner of the herein described tract;

**THENCE North 00°17'47" East** along and with the East line of said 3.713 acre tract, the West line of Tract I and the herein described tract, for a distance of 545.93 feet (N 00°16'34" E 612.50') to a 1" iron pipe found in the apparent South right of way line of Gore Store Road (an 80' ROW), at the Northeast corner of said 3.713 acre tract, in the West line of Tract I, being the Northwest corner of the herein described tract;

**THENCE North 85°41'23" East** over and across said Tract I & II, along the apparent South right of way of Gore Store Road, being the North line of the herein described tract, for a distance of 471.79 feet to a capped "OGDEN" iron rod found in the West line of said 6.61 acre tract, the East line of Tract II, being the Northeast corner of the herein described tract;

**THENCE South 00°18'48" West** along and with the West line of said 6.61 acre tract, the East line of Tract II, being the East line of the herein described tract, a distance of 581.39 feet (S 00°16'34" E 612.50') to the **POINT AND PLACE OF BEGINNING**, containing 6.084 acres of land, more or less.