

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/18/2020

**Grantor(s)/Mortgagor(s):**  
ROXANNE WILEY, A MARRIED WOMAN AND LUIS TORRES

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2020-151900

**Property County:**  
CHAMBERS

**Mortgage Servicer:**  
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

**Legal Description:** LOT 11, BLOCK 4, AMENDED FINAL PLAT OF BARROW RANCH, SECTION 2, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN COUNTY CLERK'S FILE NO 2006013303, OF THE MAP/PLAT RECORDS, CHAMBERS COUNTY, TEXAS

**Date of Sale:** 6/6/2023

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** INSIDE COURTHOUSE ON EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) 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.

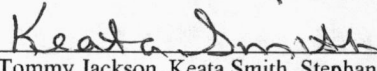
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

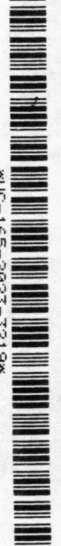
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

  
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Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-23-96819-POS  
**Loan Type:** Conventional Residential



**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 5/11/2023 2:22:08 PM**  
**Doc Number: 2023-3219**  
**Number of Pages: 1**  
**Amount: 10.00**  
**Order#: 20230511000025**  
**By: LM**



**Heather H. Hawthorne, County Clerk**

**Recorded:** *Jain G. Harte*