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JUN 30 2026

520 Hwy 87 S, Newton, TX 75966

TIME 1:35 PM
BY: Michelle Mackley
SANDRA K. DUCKWORTH, COUNTY CLERK

26-006219

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 09/01/2026

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Newton County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 17, 2022 and recorded in the real property records of Newton County, TX and is recorded under Clerk's Book 767, Page 362 with Layton Lane Young and Jennifer Cook (grantor(s)) and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Flagstar Bank, FSB, its successors and assigns mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Layton Lane Young and Jennifer Cook, securing the payment of the indebtedness in the original amount of \$230,743.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.175 ACRES, SITUATED IN THE J. G. BIGHAM (A.K.A. BINGHAM) SURVEY, ABSTRACT NO. 38, NEWTON COUNTY, TEXAS, BEING ALL OF THAT SAME AND CERTAIN TRACT CALLED 3.13 ACRES, AS DESCRIBED IN WARRANTY DEED FROM JACK E. MEEK AND WIFE, ELEANOR W. MEEK, TO DONALD H. MEEK AND WIFE, DONNA W. MEEK, DATED AUGUST 2, 1983, RECORDED IN VOL. 317, PG. 902 OF THE OFFICIAL PUBLIC RECORDS OF NEWTON COUNTY, TEXAS (O.P.R.N.C.T.), TO WHICH REFERENCE IS HEREBY GIVEN. SAID 3.175 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (BENT), IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 87 (S.H. 87), FOR THE EAST CORNER OF A CALLED 21.24 ACRE TRACT, AS DESCRIBED IN WARRANTY DEED FROM NEDRA FOSTER, ET AL, TO JULIE ANN COLLINS, DATED JANUARY 15, 2016, RECORDED IN VOL. 668, PG. 543 (O.P.R.N.C.T.), FOR THE SOUTH CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE RIGHT OF WAY MONUMENT FOUND BEARS SOUTH 17 DEGREES 34 MINUTS 00 SECONDS WEST (BASIS OF BEARINGS), A DISTANCE OF 544.33 FEET;

THENCE NORTH 39 DEGREES 40 MINUTES 12 SECONDS WEST, ALONG AND WITH THE COMMON BOUNDARY LINE OF THE 21.24 ACRES, A DISTANCE OF 180.01 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT FOUND FOR NORTHWEST CORNER OF SAME;

THENCE NORTH 39 DEGREES 33 MINUTES 15 SECONDS WEST, ALONG AND WITH THE EAST BOUNDARY LINE OF A CALLED 3.98 ACRE TRACT, AS DESCRIBED IN QUITCLAIM DEED FROM

SABINE INVESTMENT COMPANY OF TEXAS, INC. TO RAYMOND FOUNTAIN AND WIFE, NEVALEE FOUNTAIN, DATED AUGUST 1, 1974, RECORDED IN VOL. 262, PG. 398 (O.P.R.N.C.T.), A DISTANCE OF 258.07 FEET TO A 6 INCH BY 6 INCH CONCRETE MONUMENT (WITH A 3 INCH BRASS CAP MARKED "N 178") FOUND FOR THE NORTHEAST CORNER OF SAME;

THENCE NORTH 39 DEGREES 49 MINUTES 37 SECONDS WEST, ALONG AND WITH THE RECOGNIZED EAST BOUNDARY LINE OF A CALLED 0.769 ACRE TRACT, AS DESCRIBED IN DEED FROM NEVA LEA FOUNTAIN AND HUSBAND RAYMOND FOUNTAIN TO EDWIN ADAMS AND W. Q. ADAMS, DATED MARCH 13, 1965, RECORDED IN VOL. 202, PG. 128 (O.P.R.N.C.T.), A DISTANCE OF 116.33 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT FOUND IN THE SOUTH BOUNDARY LINE OF A CALLED 7.473 ACRE TRACT, AS DESCRIBED IN SURVEY BY KIMBLE MORGAN (RPLS NO. 6569), FOR JANA SIMMONS, DATED APRIL 13, 2021, RECORDED IN VOL. 746, PG. 282 (O.P.R.N.C.T.), SAME BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 4 INCH BY 4 INCH CONCRETE MONUMENT FOUND FOR REFERENCE BEARS SOUTH 73 DEGREES 44 MINUTES 36 SECONDS WEST, 10.79 FEET;

THENCE NORTH 73 DEGREES 49 MINUTES 55 SECONDS EAST, ALONG AND WITH THE SOUTH BOUNDARY LINE OF THE SAID 7.473 ACRE TRACT, A DISTANCE OF 547.73 FEET TO A BROKEN CONCRETE MONUMENT FOUND, IN THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF S.H. 87, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD (WITH PLASTIC CAP MARKED "MSS 6569") FOUND BEARS NORTH 17 DEGREES 30 MINUTES 42 SECONDS EAST, A DISTANCE OF 221.10 FEET;

THENCE ALONG AND WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF S.H. 87, AS FOLLOWS:

SOUTH 17 DEGREES 29 MINUTES 15 SECONDS WEST, A DISTANCE OF 346.43 FEET TO A BROKEN CONCRETE RIGHT OF WAY MONUMENT FOUND FOR CORNER;

SOUTH 12 DEGREES 07 MINUTES 08 SECONDS WEST, A DISTANCE OF 104.76 FEET TO A BROKEN CONCRETE RIGHT OF WAY MONUMENT FOUND FOR CORNER;

SOUTH 17 DEGREES 34 MINUTES 00 SECONDS WEST (BASIS OF BEARINGS), A DISTANCE OF 153.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.175 ACRES, MORE OR LESS.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Lori Long, Esq., or Jonathan Sawyer, Esq., OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, or Abstracts/Trustees of Texas, LLC, or Tejas Corporate Services, LLC, as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at:

<https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

June 26, 2026

Executed on

/s/ Lori Liane Long

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Lori Liane Long, Esq.
Jonathan Sawyer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

6/30/26

Executed on

Keata Smith

SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC, or AUCTION.COM
LLC, or Tejas Corporate Services, LLC
7500 Dallas Pkwy #200
Plano, TX 75024