

## **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.**

Matter No.: 130587-TX

Date: February 25, 2025

County where Real Property is Located: Trinity

ORIGINAL MORTGAGOR: BOBBY KEENE, III JOINED HEREIN PRO FORMA BY MY SPOUSE  
KALSEY KEENE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: M & T Bank

DEED OF TRUST DATED 6/15/2022, RECORDING INFORMATION: Recorded on 6/22/2022, in Book 1089  
Page 640

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING 0.39 ACRES OF LAND, MORE OR LESS,  
PART OF THE JAMES WALKER SURVEY, A-803, TRINITY COUNTY, TEXAS, BEING THE SAME  
LAND DESCRIBED IN A WARRANTY DEED, DATED JULY 2, 2007, FROM ELAINE ROONEY TO  
CLOIS LYNN PROTHRO RECORDED IN VOLUME 798, PAGE 144 OF THE OFFICIAL RECORDS OF  
TRINITY COUNTY, TEXAS, FURTHER DESCRIBED IN METES AND BOUNDS AS FOLLOWS IN  
EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/1/2025**, the foreclosure sale will be conducted in  
**Trinity** 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 **1:00 PM**, 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.

M & T Bank 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. M & T Bank, as Mortgage Servicer, is  
representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o M & T Bank  
One Fountain Plaza  
Buffalo, NY 14203



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 SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEL KOLAK, AUCTION.COM, HARRIETT FLETCHER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

**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: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

Posted by: Sharon Pierre  
2/27/2025 Sharon St. Pierre  
Substitute Trustee

Being 0.39 acres of land, more or less, part of the JAMES WALKER SURVEY, A-803, Trinity County, Texas, being the same land described in a Warranty Deed, dated July 2, 2007, from Elaine Rooney to Clois Lynn Prothro recorded in Volume 798, Page 144 of the Official Records of Trinity County, Texas, further described in metes and bounds as follows to-wit:

**Beginning** at a ½" steel reinforcing rod found for the most western Northwest corner of this tract, and the South corner of a 0.21 acre tract (calculated) described as TRACT II in a Warranty Deed, dated July 11, 2019, from Randy Futch to Hicks Operating Company, L.L. C. recorded in Volume 2016, Page 872 of the Official Records of Trinity County, Texas in the Northeast margin of State Farm-to-Market Road #233 (100.0 foot right-of-way, not known if dedicated) from which a concrete monument found for the west corner of the said 0.21 acre tract bears N 36°29' 42" W 145.38 feet;

**Thence** S 36° 38' 46" E 139.34 feet, with the most southern Southwest boundary line of this tract, and the Northeast margin of the said State Farm-to-Market Road #233, to a ½" steel reinforcing rod found for the South corner of this tract, and the West corner of a 0.67 acre tract described in a Warranty Deed, dated March 13, 2015, from Kenneth Jones to Mary Jones recorded in Volume 947, Page 59 of the Official Records of Trinity County, Texas;

**Thence** N 52° 43' 23" E 152.92 feet, with Southwest boundary line of this tract, the most western Northwest boundary line of the said 0.67 acre tract, and mostly with a chain-linked fence, to a chain-linked fence corner post found for the East corner of this tract, and an angle corner of the said 0.67 acre tract;

**Thence** N 11° 08' 34" W 28.41 feet, with the most southern East boundary line of this tract, and a chain-linked fence, to a chain-linked fence corner post found for the most eastern Northeast corner of this tract;

**Thence** S 79° 39' 15" W 65.25 feet, with the most eastern Northwest boundary line of this tract, and a chain-linked fence, to a chain-linked fence corner post for an ell corner of this tract;

**Thence** N 4° 17' 13" W 40.67 feet, with the most northern East boundary line of this tract, to a chain-linked fence corner found for the most western northeast corner of this tract;

**Thence** N 83° 45' 17" W 88.52 feet, with a Northeast boundary line of this tract, and a chain-linked fence, to a chain-linked fence corner post found for the most eastern Northwest corner of this tract in the Northeast boundary line of the said 0.21 acre tract from which a ½" steel reinforcing rod found bears N 23°00' 50" W 82.34 feet;

**Thence** S 22° 09' 49" E 19.34 feet, with the most northern Southwest boundary line of this tract, and the Northeast boundary line of the said 0.21 acre tract, to a 2" steel pipe found for an ell corner of this tract, and the East corner of the said 0.21 acre tract;

**Thence** S 60° 21' 51" W 59.17 feet, with the most western Northwest boundary line of this tract, and the Southeast boundary line of the said 0.21 acre tract, to the Point and Place of Beginning.

THE STATE OF TEXAS  
COUNTY OF TRINITY

I hereby certify that this instrument was FILED on the date and at the time  
designated herein by me and was duly RECORDED in the Official Public Records  
of Trinity County, Texas in the Volume and Page as noted herein by me.

Shasta Bergman  
County Clerk, Trinity County

By: \_\_\_\_\_



SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  
By: \_\_\_\_\_ Deputy

FEB 27 2025

FILED

3:00 o'clock

M

FILED

11:20 o'clock

M

JUN 22 2022

SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS

By: \_\_\_\_\_ Deputy