

2021-24

FILED FOR RECORD
AT 4:30 O'CLOCK P.M.

C&M No. 44-19-3452/ FILE NOS

MAY 20 2021

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 19, 2017 and recorded under Clerk's File No. 00009514, in the real property records of NAVARRO County Texas, with Andrew Long and Shawna Long, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Andrew Long and Shawna Long, husband and wife securing payment of the indebtedness in the original principal amount of \$142,373.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Andrew Long. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED WITHIN THE JOSEPH L. FRENCH SURVEY, ABSTRACT NUMBER 286 IN NAVARRO COUNTY, TEXAS, BEING ALL OF LOT 14 AND LOT 15 OF SOUTH SIDE ADDITION TO THE CITY OF FROST, AS SHOWN ON A PLAT RECORDED IN VOLUME 202, PAGE 2 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS (D.R.N.C.T.), AND BEING A PART OF THE SAME LAND DESCRIBED AS "TRACT ONE" IN A GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2015-00006163 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS (O.R.N.C.T.) AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 07/06/2021

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: NAVARRO County Courthouse, Texas at the following location: On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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 Robert LaMont, Sheryl LaMont, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Allan Johnston, Patrick Zwiers, Sharon St. Pierre, Ronnie Hubbard, Shawn Schiller, Mollie McCoslin, Angie Uselton, Bobby Howell, Cindy Daniel, Dana Kamin, Darla Boettcher, Jon Howell, Jonathan Harrison, Lori Garner, Monica Henderson, Randy Daniel, Susan Swindle, Tonya Washington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 05/17/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Sharon St. Pierre

Printed Name: Sharon St. Pierre 5-20-21

C&M No. 44-19-3452

Exhibit "A"
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Andrew Long
Lot 14 & Lot 15,
0.321 Acres

J.L. French, A-286
South Side Addition
Navarro County, Texas

All that certain lot, tract or parcel of land, located within the Joseph L. French Survey, Abstract Number 286 in Navarro County, Texas, being all of Lot 14 and Lot 15 of South Side Addition to the City of Frost, as shown on a plat recorded in Volume 202, Page 2 of the Deed Records of Navarro County, Texas (D.R.N.C.T.), and being a part of the same land described as "Tract One" in a General Warranty Deed recorded in Instrument Number 2015-00006163 of the Official Records of Navarro County, Texas (O.R.N.C.T.) and being described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod in a 1/2 inch pipe in the northeast margin of S. Garrity Street, being the west corner of Lot 14 and the south corner of Lot 13;

THENCE North 58°51'50" East with the common line of Lot 13 and Lot 14, a distance of 139.75 feet to a set 1/2 inch iron rod in the southwest margin of a 20 foot wide alley, being the north corner of Lot 14 and the east corner of Lot 13;

THENCE South 31°19'25" East with the southwest margin of said 20 foot alley, a distance of 100.00 feet to a set 1/2 inch iron rod capped "RPLS 6464" in the same, being the east corner of Lot 15 and the north corner of Lot 16, from which a found 1/2 inch iron pipe bears South 31°19'25" East, 99.50 feet;

THENCE South 58°51'50" West with the common line of Lot 15 and Lot 16, a distance of 139.75 feet to a set 1/2 inch iron rod capped "RPLS 6464" in the northeast margin of S. Garrity Street, being the south corner of Lot 15 and the west corner of Lot 16, from which a found 3/4 inch iron pipe bears South 31°19'25" East, 99.50 feet;

THENCE North 31°19'25" West with the northeast margin of S. Garrity Street, a distance of 100.00 feet to **PLACE OF BEGINNING**, containing 0.321 acres of land.