

# 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 July 12, 2018 and recorded under Clerk's File No. 00005344, in the real property records of NAVARRO County Texas, with Jason James, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns as Original Mortgagee:

Deed of Trust executed by Jason James, single man securing payment of the indebtedness in the original principal amount of \$114,095.00 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 Jason James. 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 BEING LOT E, BLOCK 806-C IN THE EAST COLLEGE ADDITION IN CORSICANA, NAVARRO COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 543, PAGE 583, DEED RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.**

### SALE INFORMATION

Date of Sale: 01/04/2022

Earliest Time Sale Will Begin: 11:00 AM

85  
2021-87  
**FILED FOR RECORD**  
AT 3:01 O'CLOCK P M.

DEC 13 2021

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 designated area, at the area most recently designated by the County Commissioner's Court

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY KO DEPUTY

### 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 12/10/2021.

/s/ Danya F. Gladney SBOT No. 24059786, 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

C&M No. 44-20-0699

## **Exhibit A**

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All that certain lot, tract, or parcel of land, being Lot E, Block 806-C, in the East College Addition, in Corsicana, Texas, as per plat recorded in Volume 543 Page 583, and also being the same tract conveyed in deed from Jane Farmer, Independent Administrator of the Estate of Patricia Ann Riggs Robinson to Leeman Pape and Anita Pape, dated June 28, 2012, and recorded in Document Number 5573, in the Official Public Records of Navarro County, Texas. Said tract is more fully described as follows;

Beginning at a 1/2" pipe found in the end of a concrete walk; and in the north corner of this tract and in the northwest line of Block 806-C and in the southeast line of West 4<sup>th</sup>. Avenue;

Thence south 29 degrees 49 minutes 53 seconds east along the northeast line of this tract a distance of 150.15 feet to a 1/2" pipe found for the east corner of this tract;

Thence south 60 degrees 00 minutes 00 seconds west along the southeast line of this tract a distance of 70.08 feet to a 1/2" rod set for the south corner of this tract;

Thence north 29 degrees 49 minutes 53 seconds west along the southwest line of this tract a distance of 150.15 feet to a 1/2" pipe found in concrete walk, and in the northwest line of Block 806-C, and in the southeast line of West 4<sup>th</sup>. Avenue;

Thence north 60 degrees 00 minutes 00 seconds east along the northwest line of this tract and Block 806-C, and in the southeast line of West 4<sup>th</sup>. Avenue, a distance of 70.08 feet to the place of beginning.