

2026-011  
 FILED FOR RECORD  
 AT 3:30 O'CLOCK P.M.

25-364518

**Notice of Substitute Trustee's Sale**

JAN 15 2026

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

SHERRY BOWEN, COUNTY CLERK  
 BY DEPUTY (Signature)

<b>Deed of Trust Date:</b> February 8, 2022	<b>Original Mortgagor/Grantor:</b> GAGE ADAMS AND MCKENZIE L FULTZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022-001334	<b>Property County:</b> NAVARRO
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

\* 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.

**Secures:**Note in the original principal amount of \$190,486.00, executed by GAGE ADAMS and payable to the order of Lender.

**Property Address/Mailing Address:** 2420 N BEATON ST, CORSICANA, TX 75110

**Legal Description of Property to be Sold:** BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS AND BEING CALLED LOT 5 BLOCK 1025B AS DESCRIBED IN DEED TO CARMILLO CRUZ AND APOLONIA CRUZ RECORDED IN DOCUMENT NO. 2021-003942 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") AT THE NORTHEASTERLY CORNER OF THE SAID CRUZ TRACT WHICH IS CALLED LOT 5 AND THE INTERSECTION OF THE SOUTHERLY LINE OF MAMIE AVENUE WITH THE WESTERLY LINE OF BEATON STREET AS SHOWN BY PLAT OF THE GEO. W. BRILLHART SUBDIVISION RECORDED IN VOLUME 2, PAGE 47 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS FROM WHICH A 1/2" IRON ROD FOUND BEARS N 06° 00' 00" W, 40.22 FEET;

THENCE, S 06° 00' 00" E, ALONG THE WESTERLY LINE OF SAID BEATON STREET 75.57 FEET TO A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") AT THE SOUTHEASTERLY CORNER OF THE SAID CRUZ TRACT AND THE NORTHEASTERLY CORNER OF CALLED LOT 8 AS DESCRIBED IN DEED TO DERRELL W. ADAMS RECORDED AS VOLUME 1264, PAGE 515 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS;

THENCE, S 80° 00' 00" W, ALONG THE COMMON LINE OF THE SAID CRUZ TRACT AND THE SAID ADAMS TRACT 117.39 FEET TO A 3/4" IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF THE SAID CRUZ TRACT AND AT AN ANGLE IN THE EASTERLY LINE OF LOT 4-R OF SAID BLOCK 1025B AS SHOWN BY PLAT RECORDED IN VOLUME 8, PAGE 22 OF THE PLAT RECORDS OF NAVARRÓ COUNTY, TEXAS;

THENCE, N 11° 27' 26" W, ALONG THE EASTERLY LINE OF SAID LOT 4-R 75.41 FEET TO A 1" IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 4-R, THE NORTHWESTERLY CORNER OF THE SAID CRUZ TRACT AND IN THE SOUTHERLY LINE OF SAID MAMIE AVENUE FROM WHICH A 1/2" IRON ROD FOUND (BENT) BEARS S 79° 56' 18" W, 269.63 FEET;

THENCE, N 80° 00' 00" E, ALONG THE SOUTHERLY LINE OF SAID MAMIE AVENUE 124.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.209 OF AN ACRE OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: PER WESTERLY LINE OF BEATON STREET AS SHOWN BY PLAT VOL. 2, PG. 47.

<b>Date of Sale:</b> March 03, 2026	<b>Earliest time Sale will begin:</b> 1:00 PM
-------------------------------------	---

**Place of sale of Property:** THE FRONT STEPS OF THE COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested XOME Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, XOME Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by XOME Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

  
SUBSTITUTE TRUSTEE

XOME Inc. OR Tejas Corporate Services, LLC, Trustee  
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112