

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., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 07, 2021 and recorded under Vol. 961, Page 872, or Clerk's File No. 2044, in the real property records of COLORADO County Texas, with Raymond Johnson and Sheila Johnson, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lakeview Loan Servicing, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Raymond Johnson and Sheila Johnson, husband and wife securing payment of the indebtedness in the original principal amount of \$261,250.00 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 Raymond Johnson. 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:

4.02 ACRES OF LAND OUT OF THE H. AUSTIN SURVEY, ABSTRACT 4, COLORADO COUNTY, TEXAS, AND BEING THAT SAME LAND CONVEYED BY GEORGE AND LAUREE PIZZITOLA TO CLAYTON LANGHOFF, PRESTON LANGHOFF, AND JIM HILSCHER IN WARRANTY DEED DATED MAY 22, 2020 AND RECORDED IN VOLUME 929, PAGE 70 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 01/07/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: COLORADO County Courthouse, Texas, at the following location: In the foyer, inside the main entrance, of the Colorado County Annex Building, 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



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OF COLORADO COUNTY,
CLERK
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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 **Megan L. Randle, Ebbie Murphy, Debby Jurasek, Jennyfer Sakiewicz , Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Kristopher Holub, Patrick Zwiers, Katherine Adkins, Amy Oian, 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.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on November 12, 2024.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Megan Randle

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-02945

EXHIBIT A

4.02 ACRE TRACT

Field Notes Description

4.02 acres of land out of the H. Austin Survey, Abstract 4, Colorado County, Texas, and being that same land conveyed by George and Lauree Pizzitola to Clayton Langhoff, Preston Langhoff, and Jim Hilscher in Warranty Deed dated May 22, 2020 and recorded in Volume 929, Page 70 of the Official Records of Colorado County, Texas.

Being more fully described by metes and bounds as follows:

- BEGINNING:** at a 1/2" iron rod, (Y = 13,818,495.64, X = 2,673,120.56), found in the east right of way line of FM Highway 155 and at a northwest corner of a 3.01 acre tract conveyed to Art & Family, LLC., in Volume 781, Page 794 of the Official Records of Colorado County, Texas, for the southwest corner of this herein described tract;
- THENCE:** N 01°37'38" W -349.65 feet along the east right of way line of said FM Highway 155 and the west line of this herein described tract to a fence corner post found at a southwest corner of a 17.97 acre tract conveyed to Eugene Hoffmann in Volume 607, Page 193 of the Official Records of Colorado County, Texas, for the northwest corner of this herein described tract;
- THENCE:** N 88°26'13" E -502.48 feet along a south line of said 17.97 acre tract and the north line of this herein described tract to a 1/2" iron rod found at an interior corner of said 17.97 acre tract, for the northeast corner of this herein described tract;
- THENCE:** S 00°55'07" E -250.66 feet along a west line of said 17.97 acre tract and the east line of this herein described tract to a 1/2" iron rod found at a southwest corner of said 17.97 acre tract and the northwest corner of a 1.20 acre tract conveyed to Charles Franklin Teague Estate in Volume 453, Page 846 of the Official Records of Colorado County, Texas, for an angle corner of this herein described tract;
- THENCE:** S 00°38'14" E -99.70 feet along the west line of said 1.20 acre tract and continuing along the east line of this herein described tract to a 1/2" iron rod found at the northeast corner of said 3.01 acre tract, for the southeast corner of this herein described tract;
- THENCE:** S 88°30'54" W -497.66 feet along the north line of said 3.01 acre tract and the south line of this herein described tract to the *POINT OF BEGINNING*, containing within these metes and bounds a 4.02 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "4.02 ACRE TRACT," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.