

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 18th DAY OF May 2020

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 May 08, 2017 and recorded under Clerk's File No. 143343-2017, in the real property records of LAMAR County Texas, with Jose L Rios, and Loraine Juanita Rios, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jose L Rios, and Loraine Juanita Rios, husband and wife securing payment of the indebtedness in the original principal amount of \$134,000.00 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 Jose L Rios. 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:

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED ABOUT 12 MILES SOUTH 63° WEST OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE ALLEN MCCLENNAN SURVEY, ABSTRACT NO. 560 AND BEING THE CALLED 13.00 ACRE TRACT CONVEYED TO WENDELL C. ROBINSON BY DEED RECORDED IN VOLUME 482, PAGE 248, OF THE LAMAR COUNTY REAL PROPERTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND FOR CORNER IN THE EAST LINE OF COUNTY ROAD NO. 24900, THE NORTHWEST CORNER OF SAID 13.00 ACRE TRACT; THENCE NORTH 89°54'09" EAST WITH THE NORTH LINE OF SAID 13.00 ACRES AND THE SOUTH LINE OF A TRACT CONVEYED TO JONATHAN RUTHERFORD BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 121874-2015 A DISTANCE OF 1085.30 FEET TO AN IRON PIN FOUND FOR CORNER; THENCE SOUTH 0°05'18" EAST WITH THE EAST LINE OF SAID 13.00 ACRES AND THE WEST LINE OF A TRACT CONVEYED TO FRANZ AND JUSTINA KLASSEN BY LAMAR COUNTY DOCUMENT 134922-2016 A DISTANCE OF 524.97 FEET TO AN IRON PIN FOUND FOR CORNER; THENCE NORTH 89°31'35" WEST (BASIS OF BEARING PER LAMAR COUNTY DOCUMENT NO. 121874-2015) WITH THE SOUTH LINE OF SAID 13.00 ACRES AND THE NORTH LINE OF SAID KLASSEN TRACT A DISTANCE OF 1090.49 FEET TO AN IRON PIN FOUND FOR CORNER IN THE EAST LINE OF COUNTY ROAD NO. 24900, THE SOUTHWEST CORNER OF SAID 13.00 ACRES; THENCE NORTH 0°01'29" EAST WITH SAID EAST LINE A DISTANCE OF 396.01 FEET TO A POINT FOR CORNER; THENCE NORTH 2°01'27" EAST WITH SAID EAST LINE A DISTANCE OF 118.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.994 ACRES OF LAND.

SALE INFORMATION

Date of Sale: 06/02/2020

Earliest Time Sale Will Begin: 1:00 PM



Location of Sale: The place of the sale shall be: LAMAR County Courthouse, Texas at the following location: The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas 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, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Allan Johnston, Ronnie Hubbard, Shannah Walker, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 04/30/2020.

/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:



Printed Name: Robert LaMont 05-04-2020

C&M No. 44-20-0152