

## 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 November 17, 2021 and recorded under Document Number 189198-2021 in the real property records of LAMAR County Texas, with Eric E. Mofield and wife Alica A. Mofield as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper its successors and assigns as Original Mortgagee.

Deed of Trust executed by Eric E. Mofield and wife Alicia A. Mofield securing payment of the indebtedness in the original principal amount of \$123,459.00 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 Alica A Mofield. Nationstar Mortgage 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

#### Legal Description:

**SITUATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE JOSEPH LEACH SURVEY AND BEING LOT 11 IN BLOCK A OF THE FINAL PLAT MORNINGSIDE ESTATES ADDITION NO. II RECORDED IN ENV. 207-D OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOT 11 BEING CONVEYED TO DAVID R. COE AND HEATHER COE BY DEED RECORDED IN DOC. # 116954-2014 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE. AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

### SALE INFORMATION

**Date of Sale: 05/06/2025**

**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, Sharon St. Pierre, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, 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 04/07/2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by:

Printed Name:

Margaret R. Kaye  
MARGARET R. KAYE

C&M No. 44-25-00853

## EXHIBIT A

Situated within the limits of the City of Paris, in the County of Lamar, State of Texas, a part of the Joseph Leach Survey and being Lot 11 in Block A of the Final Plat Morningside Estates Addition No. II recorded in Env. 207-D of the Plat Records of said County and State, said Lot 11 being conveyed to David R. Coe and Heather Coe by deed recorded in Doc. # 116954-2014 of the Official Public Records of said County and State.

Beginning at a 1/2" iron pin found at the Southwest corner of Lot 11 and the Northwest corner of Lot 12 and being in the East boundary line of 38th Street Southeast.

Thence North 0°08'18" East along said street a distance of 100.00' to a 3/8" (HF 5699) capped iron pin set at the Northwest corner of Lot 11 and the Southwest corner of Lot 10;

Thence North 89°58'15" East passing the Northeast corner of a concrete retaining wall at a distance of 136.30' and continuing on for a total distance of 137.30' to the Northeast corner of Lot 11 and the Southeast corner of Lot 10 and being in the West boundary line of the Final Plat Morningside Estates Part 6 recorded in Env. 217-B of said Plat Records;

Thence South 0°0'34" East along the West boundary line of the said Morningside Estates Part 6 a distance of 99.95' to the Southeast corner of Lot 11 and the Northeast corner of Lot 12;

Thence South 89°56'56" West passing a 1/2" iron pin found at a distance of 0.51' and continuing on for a total distance of 137.50' to the point of beginning and containing.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Tax ID: For information only: 13268 / 013800-00001-0110