

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 June 07, 2018 and recorded under Clerk's File No. 153747-2018, in the real property records of Lamar County Texas, with Maria Hernandez, an unmarried person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Resources, Inc. its successors and assigns as Original Mortgagee.

Deed of Trust executed by Maria Hernandez, an unmarried person securing payment of the indebtedness in the original principal amount of \$98,188.00 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 Maria Hernandez. 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:

SITUATED ABOUT 5.4 MILES SOUTH 54° WEST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE JAMES ATKINSON SURVEY #30 AND PART OF LOT 8 AND LOT 9 IN THE LAKE VIEW RANCHETTES RECORDED IN ENV. 357-A OF THE PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOTS 7,8 AND 9 (S&E 6.01 ACRES) BEING CONVEYED TO JUAN MARTINEZ AND XIOMARA MARTINEZ BY DEED, RECORDED IN DOC. #106425-2013 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 07/01/2025

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.



RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 11 DAY OF APR 2025

Field Notes -- 10.90 Acres

Situated about 5.4 miles South 54° West from the City of Paris, in the County of Lamar, State of Texas, a part of the James Atkinson Survey #30 and part of Lot 8 and Lot 9 in the Lake View Ranchettes recorded in Env. 357-A of the Plat Records of said County and State, said lots 7, 8 and 9 (S&B 6.01 acres) being conveyed to Juan Martinez and Xiomara Martinez by deed, recorded in Doc. #106425-2013 of the Official Public Records of said County and State.

Beginning at a 5/8" iron pin found at the Southwest corner of Lot 9 and the Northwest corner of Lot 10 and being in the East boundary line of County Road #22900.

Thence North 0°10'32" West along said County Road a distance of 260.45' to a 3/8" (HF 5699) capped iron pin set in the West boundary line of Lot 8 and being the Southwest corner of the 6.01 acre save and except tract;

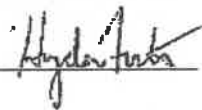
Thence North 89°47'59" East a distance of 1821.95' to a 3/8" iron pin found at the Southeast corner of the 6.01 acre tract and the East boundary line of Lot 8 and being in the West boundary line of a called 60 acre 1st Tract conveyed to R.E. Jordan by deed recorded in Vol. 413, Page 351 of the Deed Records of said County and State;

Thence South 0°56'32" East a distance of 260.40' to a 3/8" (HF 5699) capped iron pin set at the Southeast corner of Lot 9 and the Northeast corner of Lot 10;

Thence South 89°47'50" West a distance of 1825.44' to the point of beginning and containing 10.90 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Insurance Rate Map #48277C0425C for Lamar County, Texas. Reference Bearing = the North boundary line of Lot 7 - N 89°48'30" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700. File #:180518-S

Hayden Foster



date 05/15/18

