

6.3.18

## 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 February 05, 2018 and recorded under Clerk's File No. 2018-01740, in the real property records of HUNT County Texas, with Kenneth A. Southard, A Single Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Homebridge Financial Services, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kenneth A. Southard, A Single Man securing payment of the indebtedness in the original principal amount of \$65,590.00 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 Kenneth A. Southard. 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 0.172 ACRE TRACT OF LAND SITUATED IN THE JACK WILSON SURVEY, ABSTRACT NO.1120, HUNT COUNTY, TEXAS, SAME BEING A CALLED 0.172 ACRE TRACT OF LAND CONVEYED TO 100F FISHERMAN LODGE 191, BY DEED RECORDED IN VOLUME 1422, PAGE 287, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

### SALE INFORMATION

**Date of Sale: 06/03/2025**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:**      **The place of the sale shall be:** HUNT County Courthouse, Texas at the following location: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, 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 April 8, 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:



Richard Call Jr

4-10-25

C&M No. 44-25-01107

**EXHIBIT A  
LEGAL DESCRIPTION**

Being a 0.172 acre tract of land situated in the Jack Wilson Survey, Abstract No. 1120, Hunt County, Texas, same being a called 0.172 acre tract of land conveyed to 100F Fishermans Lodge 191, by deed recorded in Volume 1422, Page 287, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows

BEGINNING at a 5/8 inch iron rod found for corner, said corner being on the West line of Dover Drive (36 foot right-of-way) and a Southerly Northeast corner of a called 18.59 acre tract of land conveyed to Shirley Louise Hinchliffe, a single woman, by deed recorded in Volume 617, Page 341, Official Public Records, Hunt County, Texas;

THENCE North 88 degrees 46 minutes 09 seconds West, along a Southerly North line of said 18.59 acre tract, a distance of 150.80 feet to a 1/2 inch iron rod found for corner, from which a found 1/2 inch iron rod found bears South 88 degrees 46 minutes 09 seconds East, a distance of 25.00 feet for witness;

THENCE North 01 degrees 22 minutes 23 seconds East, along a Westerly East line of said 18.59 acre tract, a distance of 49.50 feet to a 3/8 inch iron rod found for corner;

THENCE South 88 degrees 52 minutes 03 seconds East, along a Northerly South line of said 18.59 acre tract, a distance of 150.59 feet to a 1/2 inch iron rod found for corner, said corner being on the West line of Dover Drive and a Northerly Southeast corner of said 18.59 acre tract, from which a 1/2 inch iron rod found bears North 01 degrees 07 minutes 57 seconds East, a distance of 36.02 feet for witness, being the Southeast corner of a called 0.251 acre tract of land conveyed to Steven Shane King, by deed recorded in Volume 968, Page 223, Official Public Records, Hunt County, Texas.

THENCE South 01 degrees 07 minutes 57 seconds West, along the West line of said Dover Drive, a distance of 49.76 feet to the POINT OF BEGINNING and containing 7,479 square feet or 0.172 acres of land.

**NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE SOLELY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE THE EXCEPTION CONTAINED IN SCHEDULE B ITEM 2 HEREIN.**

FILED FOR RECORD  
at 3:46 o'clock P M

APR 10 2025

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 