

## 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 October 01, 2010 and recorded under Clerk's File No. 2010-11809 re-recorded in 2010-11848, in the real property records of Hunt County Texas, with Wyndale Lois Chapman, a single person, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmCap Mortgage, LTD DBA HMS Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Wyndale Lois Chapman, a single person, securing payment of the indebtedness in the original principal amount of \$129,533.00 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 Wyndale Lois Chapman. 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. 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:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CATHERINE HAVENS SURVEY, ABSTRACT NO. 488, CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, AND BEING PART OF LOT 6 AND ALL OF LOT 7 OF BLOCK 5 OF THE INTERURBAN ADDITION, AN ADDITION TO THE CITY OF CADDO MILLS, AS RECORDED IN VOLUME 200, PAGE 12 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM GEORGE ENGLISH, ET AL, TO PATSY K. WYGAL AS RECORDED IN VOLUME 715, PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT ONE), AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM THE CITY OF CADDO MILLS TO PATSY K. WYGAL AS RECORDED IN VOLUME 796, PAGE 385 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT TWO), AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

FILED FOR RECORD  
at 2:22 o'clock P M

### SALE INFORMATION

AUG 21 2025

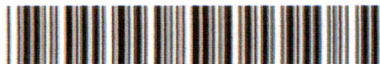
Date of Sale: 10/07/2025

Earliest Time Sale Will Begin: 1:00 PM

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stkinjo*

**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 Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Margaret Rosenne Kayl, Jabria Foy, Heather Golden, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

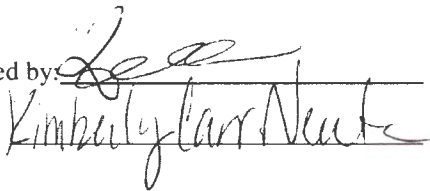
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on August 19, 2025.

/s/ Nicole M. Bartee SBOT No. 24001674, 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:



C&M No. 44-25-02733

## **EXHIBIT "A"**

All that certain lot, tract or parcel of land situated in the Catherine Havens Survey, Abstract No. 488, City of Caddo Mills, Hunt County, Texas, and being part of Lot 6 and all of Lot 7 of Block 5 of the Interurban Addition, an Addition to the City of Caddo Mills, as recorded in Volume 200, Page 12 of the Deed Records of Hunt County, Texas, and being known as that tract of land described in a Deed from George English, et al, to Patsy K. Wygal as recorded in Volume 715, Page 477 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract One), and being known as that tract of land described in a Deed from the City of Caddo Mills to Patsy K. Wygal as recorded in Volume 798, Page 385 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract Two), and being more particularly described as follows:

**BEGINNING** at an "X" cut in concrete set for corner in the South line of Greenville Street at the Northwest corner of the above cited Subject Tract One, said point also being the Northeast corner of that tract of land described in a Deed from M.G. Clack, et ux, to J.R. Griffis, Jr., as recorded in Volume 510, Page 92 of the Deed Records of Hunt County, Texas, from which a 5/8" iron rod with cap stamped "BOUNDARY SOLUTIONS" bears S. 33 deg. 11 min. 28 sec. E. a distance of 0.60 feet;

**THENCE** East (Directional Control Line) with the South line of Greenville Street a distance of 181.77 feet to an "X" cut in concrete set for corner at the Northeast corner of the above cited Subject Tract Two;

**THENCE** S. 44 deg. 02 min. 03 sec. W. with the Southeast line of said Subject Tract Two a distance of 194.74 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner at the Southeast corner of said Subject Tract Two;

**THENCE** West with the South line of said Subject Tract Two, passing a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner at the Southwest corner of said Subject Tract Two and the Southeast corner of said Subject Tract One at a distance of 17.39 feet, and continuing with the North line of an Alley and the South line of said Subject Tract One for a total distance of 28.51 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner at the Southwest corner of said Subject Tract One, said point also being the Southeast corner of said Griffis tract, from which a 5/8" iron rod with cap stamped "BOUNDARY SOLUTIONS" found bears S .03 deg. 25 min. 38 sec. W. a distance of 0.56 feet, from said point for corner another 5/8" iron rod with cap stamped "BOUNDARY SOLUTIONS" bears S. 84 deg. 47 min. 35 sec. E. a distance of 0.41 feet;

**THENCE** N. 00 deg. 02 min. 35 sec. E. with the West line of said Subject Tract One and the East line of said Griffis tract a distance of 140.00 feet to the **POINT OF BEGINNING** and containing 0.303 acres of land.