

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 January 10, 2013 and recorded under Clerk's File No. 103263-2013, in the real property records of LAMAR County Texas, with Christine Walton, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for R.H. Lending, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Christine Walton, an unmarried woman securing payment of the indebtedness in the original principal amount of \$77,895.00 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 Christine Walton. First Guaranty Mortgage Corporation 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. Rushmore Loan Management Services, LLC is acting as the Mortgage Servicer for the Mortgagee. Rushmore Loan Management Services, LLC, is representing the Mortgagee, whose address is: 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618.

Legal Description:

SITUATED ABOUT 8 MILES SOUTH 6 DEG. EAST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, PART OF THE SAMUEL LEMONS SURVEY #522, AND BEING PART OF A 4 ACRE TRACT OF LAND CONVEYED TO VERGIL MCFADDEN BY DEED RECORDED IN VOL. 503, PAGE 306, OF THE DEED RECORDS OF SAID COUNTY AND STATE, BEGINNING AT THE NORTHWEST CORNER OF A TRACT HERETOFORE CONVEYED BY VERGIL MCFADDEN ET UX TO CLYDE EDWARD WALTON, JR, ET UX, DATED JULY 12, 1971, OF RECORD IN BOOK 527, PAGE 617, LAMAR COUNTY DEED RECORDS; THENCE SOUTH WITH THE WEST BOUNDARY LINE THEREOF, 495 FEET, A STATE, THE SOUTHWEST CORNER THEREOF; THENCE WEST 133 FEET, A STAKE; THENCE NORTH 495 FEET, A STATE IN THE SOUTH BOUNDARY LINE OF FARM ROAD 1497; THENCE EAST WITH THE SOUTH BOUNDARY LINE OF FARM ROAD 1497, 133 FEET, TO THE PLACE OF BEGINNING, AND BEING THE SAME TRACT OR PARCEL CONVEYED BY VERGIL MCFADDEN, ET UX TO CLYDE EDWARD WALTON, JR, ET UX, BY WARRANTY DEED DATED NOVEMBER 17, 1971, AND OF RECORD IN VOL. 531, PAGE 320 OF THE DEED RECORDS OF LAMAR COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/04/2020

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



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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, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Jonathan Harrison, Patrick Zwiers, Kristopher Holub, Frederick Britton, Sharon St. Pierre, Allan Johnston, Ronnie Hubbard, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 12/05/2019.

/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 12-12-19

C&M No. 44-16-0003

EXHIBIT A

Situated about 8 miles South 5° East of the City of Paris, County of Lamar, and State of Texas, part of the Samuel Lemons Survey #522, and being all of a calculated 1.51 acre tract of land conveyed to Clyde Edward Walton, Jr. et ux by deed recorded in Vol. 531, Page 535, in the Deed Records of said County and State, and part of a calculated 9.50 acre tract of land conveyed to Clyde Walton et ux by deed recorded in Vol. 588, Page 535, in said Deed Records.

Beginning at the Westerly Northwest corner of said Walton 9.50 acre tract and at the Northeast corner of a called 3.3 acre tract of land conveyed to Reaves & Mary Hickey by deed recorded in Vol. 1255, Page 339, in the Real Property Records of said County and State.

Thence South 1° 57' 58" East at 0.26 feet passing a 5/8" iron pin (f) for reference, at 534.94 feet passing a 4" post (f) for reference, and continuing on a total distance of 541.42 feet for corner at the Southwest corner of said Walton 9.50 acre tract, at the Southeast corner of said Hickey 3.3 acre tract, and in the North Boundary Line of tract 1, a called 51.37 acre tract of land conveyed to Jimmy W. Bryer et ux by deed recorded in Vol. 982, Page 240, in said Real Property Records;

Thence North 88° 42' 36" East with a fence along the South Boundary Line of said Walton 9.50 acre tract and along the North Boundary Line of said Bryer 51.37 acre tract, at 15.69 feet passing a 4" post (f) for reference, and continuing on a total distance of 172.98 feet to a 3/8" spike nail (s) for corner;

Thence North 1° 55' 59" West at 47.81 feet passing a 1/2" iron pin (f) for corner at the Southeast corner of said Walton 1.51 acre tract, at the Southwest corner of a called 1.70 acre tract of land conveyed to Clyde Edward Walton, Jr. et ux by deed recorded in Vol. 527, Page 617, in said Deed Records, and in the Southerly North Boundary Line of said Walton 9.50 acre tract, at 543.21 feet passing a 5/8" iron pin (f) for reference, and continuing on a total distance of 543.82 feet for corner at the Northeast corner of said Walton 1.51 acre tract and at the Northwest corner of said Walton 1.70 acre tract;

Thence South 87° 55' 00" West (reference bearing) along the South Boundary Line of Farm Road 1497 a distance of 173.28 feet to the place of beginning and containing 2.157 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.