

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**, 2024.

**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 12, 2019 and recorded under Clerk's File No. 166349-2019, in the real property records of LAMAR County Texas, with Janet L Worcester, unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Certainty Home Loans, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Janet L Worcester, unmarried woman securing payment of the indebtedness in the original principal amount of \$100,000.00 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 Janet L Worcester. 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 WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE I. DAVIS SURVEY AND BEING PART OF A CALLED 1" TRACT AND ALL OF A CALLED 2" TRACT CONVEYED TO JEROME ODELL CHAPMAN BY DEED RECORDED IN VOL. 686, PAGE 540 OF THE DEED 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: 06/04/2024**

**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 04/23/2024.

/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: Robert LaMont, April 25, 2024

C&M No. 44-24-00563

Field Notes

Situated within the limits of the City of Paris, in the County of Lamar, State of Texas, a part of the L. Davis Survey and being part of a called 1<sup>st</sup> Tract and all of a called 2<sup>nd</sup> Tract conveyed to Jerome Odell Chapman by deed recorded in Vol. 686, Page 540 of the Deed Records of said County and State.

Beginning at a 1/2" capped iron pin found at the Southwest corner of said 2<sup>nd</sup> Tract and being the Southeast corner of a tract of land conveyed to Henry Jo Burress by deed recorded in Doc.#107396-2013 of the Official Public Records of said County and State, said point being in the North boundary line of Pine Bluff Street.

Thence South 89°32'36" East along said Street and passing the Southeast corner of the 2<sup>nd</sup> Tract at a distance of 50.00' and continuing on for a total distance of 100.01' to a 3/8" capped iron pin (HF 5699) set in the South boundary line of said 1<sup>st</sup> Tract;

Thence North 01°10'48" East a distance of 198.81' to a 3/8" capped iron pin (HF 5699) set in the South boundary line of a 20' alley;

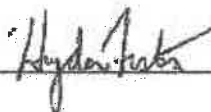
Thence North 88°37'05" West a distance of 100.00' to the Northwest corner of the 2<sup>nd</sup> Tract and being the Northeast corner of a tract of land conveyed to Henry King et ux by deed recorded in Vol. 929, Page 92 of the Real Property Records of said County and State;

Thence South 01°10'48" West partially along a fence a distance of 200.43' to the point of beginning.

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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 #48277C0320C for Lamar County, Texas. Reference Bearing = the North boundary line of Pine Bluff and depicted as S 89°32'36" E. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700.Pile #: 160413

Hayden Foster



date 04/18/16



EXHIBIT A