

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 December 14, 2017 and recorded under Vol. 1934, Page 87, or Clerk's File No. 00093120, in the real property records of HILL County Texas, with Tommy J Rogers, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tommy J Rogers, a single man securing payment of the indebtedness in the original principal amount of \$156,565.00 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 Tommy J Rogers. 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

FIELD NOTES FOR THE SURVEY OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOT 14, BLOCK 2 OF THE EASTLAKE ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE A-296 OF THE OFFICIAL PUBLIC PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED FROM CECIL KESTER TO CHASE HOME FINANCE, LLC RECORDED IN VOLUME 1673, PAGE 74 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A WOOD PRIVACY FENCE CORNER IN THE SOUTH LINE OF SAID ADDITION FOR THE SOUTHEAST CORNER OF SAID LOT 14, SAID ROD BEING S 61 DEGREES 10 MINUTES 29 SECONDS W 186.47 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ADDITION; THENCE WITH THE SOUTH LINE OF SAID ADDITION, S 61 DEGREES 10 MINUTES 29 SECONDS W 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 14; THENCE GENERALLY ALONG A WOOD PRIVACY FENCE AND WITH THE EXTENSION THEREOF, N 28 DEGREES 21 MINUTES 37 SECONDS W 125.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF JOYCE STREET FOR THE NORTHWEST CORNER OF SAID LOT 14; THENCE WITH THE SOUTH LINE OF JOYCE STREET, N 61 DEGREES 10 MINUTES 29 SECONDS E 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 14; THENCE GENERALLY ALONG A WOOD PRIVACY FENCE AS EXTENDED, S 28 DEGREES 21 MINUTES 37 SECONDS E 125.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.229 ACRES OF LAND.

SALE INFORMATION

Date of Sale: 03/03/2020

Earliest Time Sale Will Begin: 11:00 AM

FILED
HILL COUNTY CLERK
HILL COUNTY, TEXAS
2020 FEB 11 A 11:41



Location of Sale: The place of the sale shall be: HILL County Courthouse, Texas at the following location: The east door of the Hill 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** Tim Lewis, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Juanita Cox, Stephen Rawlings, Michelle Schwartz, Donna Stockman, Jimmy Carroll Brewer, Kathy Arrington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 02/10/2020.

/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: _____

C&M No. 44-20-0282