

## 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 May 11, 2021 and recorded under Clerk's File No. 2021-001569, in the real property records of EASTLAND County Texas, with Kaylie Carlton, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SFMC LP DBA Service First Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kaylie Carlton, an unmarried woman securing payment of the indebtedness in the original principal amount of \$238,598.00 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 Kaylie Carlton. 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 A 0.88 ACRE TRACT OF LAND OUT OF AND PART OF BLOCK 38, DAUGHERTY'S ADDITION TO THE CITY OF EASTLAND, EASTLAND COUNTY, TEXAS, AS PER THE OFFICIAL PLAT OF SAID ADDITION FILED OF RECORD IN SLIDE 173 OF THE PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS, SAID LAND ALSO BEING KNOWN AS THE SOUTH 47' OF LOT 10 AND ALL OF LOTS 11, 12 AND 13 OF GRAY'S SUBDIVISION OF BLOCK 38, DAUGHERTY'S ADDITION, A NONDEDICATED OR PLATTED SUBDIVISION TO THE CITY OF EASTLAND, AND A 20' X 171 FOOT TRACT FORMERLY DESCRIBED IN A DEED TO CLAY A. MORRIS, ET UX RECORDED IN VOLUME 661 PAGE 504, DEED RECORDS OF EASTLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

RECEIVED 1:53 P M.  
CATHY JENTHO, COUNTY CLERK

### SALE INFORMATION

**Date of Sale:** 07/01/2025

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

**APR 23 2025**

EASTLAND COUNTY, TEXAS

**Location of Sale:** The place of the sale shall be: EASTLAND County Courthouse, Texas at the following location: At the south entrance steps of the Eastland 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 By Deputy

### 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 Laura Browder, Terry Browder,, Terry Browder, Laura Browder, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, 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

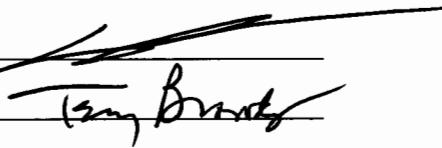
Executed on April 21, 2025.



/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: \_\_\_\_\_



C&M No. 44-25-00910

## EXHIBIT A

BEING a 0.88 acre tract of land out of and part of Block 38, Daugherty's Addition to the City of Eastland, Eastland County, Texas, as per the Official Plat of said addition filed of record in Slide 173 of the Plat Cabinet Records of Eastland County, Texas, said land also being known as the South 47' of Lot 10 and all of Lots 11, 12 and 13 of Gray's Subdivision of Block 38, Daugherty's Addition, a nondedicated or Platted subdivision to the City of Eastland, and a 20' X 171 foot tract formerly described in a deed to Clay A. Morris, et ux recorded in Volume 661 Page 504, Deed Records of Eastland County, Texas and being more particularly described as follows,

Beginning at a ¾" iron pipe found at the Northeast corner of the South 47' of Lot 10, Gray's Addition and Northeast corner of Michael K. Loeb, et. ux. tract (Doc # 2014-004041) and in the West line of Daugherty Avenue, for the Northeast corner of this described tract and being located S 00° 26' 49" E 575.00 feet from the Northeast corner of Block 38, Daugherty's Addition.

Thence S 00° 25' 36" E, 233.23 feet with the East line of this described tract and East line of Lots 10, 11, 12 and 13, Gray's Addition, same being the West line of Daugherty's Avenue, to an iron rod found at the Southeast corner of said Lot 13, Gray's Addition, for the Southeast corner of this described tract

Thence S 89° 43' 42" W, 150.00 feet with the South line of this described tract and South line of Lot 13, Gray's Addition, same being the South line of Michael K. Loeb, et. ux. tract described in Document # 2015-000550, Official Public Records of Eastland County, Texas and also being the North line of Lot 12, Gray's Addition and Joy Lynn Maynard tract described in Document # 2014-003698, Official Public Records of Eastland County, Texas, to an iron rod with survey cap # 5085 found at the Southwest corner of said Lot 13, Gray's Addition, for the Southerlymost Southwest corner of this described tract.

Thence N 00° 22' 16" W, 62.00 feet with the Southerlymost West line of this described tract and West line of Lot 13, Gray's Addition, same being the East line of a 6' X 932' tract conveyed to Max L. Rightmer, Jr, recorded in Volume 639 Page 203, Deed Records of Eastland County, Texas, to a ½" rebar with survey cap # 5085 set at the Northwest corner of said Lot 13, Gray's Addition, for an angle corner of this described tract

Thence S 89° 37' 44" W, 20.00 feet with the Westerlymost South line of this described tract and the South line of former 20' x 171' tract (Clay A. Morris tract), to an iron rod found for an angle corner of this described tract.

Thence N 00° 26' 49" W, 170.97 feet with the West line of this described tract and West line of said Clay A. Morris called 20' x 171' tract, same being the East line of Roger and Roger Construction Co., 8.1149 acre tract described in Volume 639 Page 708, Deed Records of Eastland County, Texas, to an iron rod found for the Northwest corner of this described tract

Thence N 89° 37' 44" E, with the North line of this described tract, at 20.00 feet passing the Northwest corner of the South 47' of Lot 10, Gray's Addition, thence continuing along same course for a total distance of 170.00 feet to the place of beginning and containing 0.88 acres of land