

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 13, 2022 and recorded under Clerk's File No. 4956, in the real property records of Colorado County Texas, with Dennis L. Odom, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CMG Mortgage, Inc. dba CMG Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dennis L. Odom, a single man securing payment of the indebtedness in the original principal amount of \$196,377.00 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 Dennis L. Odom. 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 0.169 ACRE TRACT OF LAND LOCATED IN BLOCK B OF GALLAGHER ADDITION TO THE CITY OF EAGLE LAKE, COLORADO COUNTY, TEXAS; AND BEING A PART OF PORTION LOT NO. 6 AND 7 A SHOWN ON THE PLAT OF RECORD OF SAID ADDITION RECORDED IN VOLUME 9, PAGE 365 OF THE COLORADO COUNTY DEED RECORDS, SAME BEING ALL OF THAT 0.169 ACRE TRACT DESCRIBED IN DEED DATED JUNE 6, 2018 FROM LEROY J. FRUGE, JR. AND WIFE, SHERRY L. FRUGE TO WAYNE VINCENT AND WIFE, CAREN VINCENT, RECORDED IN VOLUME 869, PAGE 87 OF THE COLORADO COUNTY OFFICIAL RECORDS, TO WHICH REFERENCE IS MADE FOR ALL PURPOSES; SAID 0.169 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 10/07/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Colorado County Courthouse, Texas at the following location: In the foyer, inside the main entrance, of the Colorado County Annex Building, 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 Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Kristopher Holub, Patrick Zwiers, Katherine Adkins, Amy Oian, Megan L. Randle, Ebbie Murphy, Debby Jurasek, Jennyfer Sakiewicz, 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 8, 2025.

/s/ Sarah A. Trad SBOT No. 24140355, 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: Megan Randle

C&M No. 44-25-02619

FILED FOR RECORD
COLORADO COUNTY, TX
2025 AUG 12 PM 2:52
KIMBERLY MENKE
COUNTY CLERK

EXHIBIT "A"

TEXAS LAND SYSTEMS Surveying & Mapping

STATE OF TEXAS

COUNTY OF COLORADO

Being a 0.169 acre tract of land located in Block B of the Gallagher Addition to the City of Eagle Lake, Colorado County, Texas; and being a part or portion of Lot No. 6 and 7 as shown on the Plat of Record of said addition recorded in Volume 9, Page 365 of the Colorado County Deed Records, same being all of that 0.169 acre tract described in Deed Dated June 6, 2018 from Leroy J. Pruge, Jr. and wife, Sherry L. Pruge to Wayne Vincent and wife, Caren Vincent, recorded in Volume 869, Page 87 of the Colorado County Official Records, to which reference is made for all purposes; said 0.169 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the Southeast line of Stevenson Street (55.56' wide) and the Northwest line of Block B for the West corner of a 0.146 acre tract of land conveyed to Frank and Rosie Navarro in Volume 632, Page 880 of the Colorado County Official Records, same being the North corner of the herein described tract. From which a 5/8" iron rod found for the North corner of the Navarro tract, bears N46°50'31" E a distance of 53.11 feet.

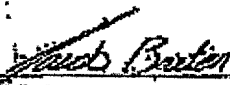
THENCE with the Southwest line of the 0.146 acre Navarro tract, S42°33'00"E a distance of 120.53 feet (Basis of Bearing - Called S42°33'00"E 120.54') to a chain link corner post found in the Northwest line of a 0.2186 acre tract of land conveyed to Griselda Ramirez in Volume 871, Page 898 of the Colorado County Official Records for the South corner of said Navarro tract, same being the East corner of the herein described tract.

THENCE with the Northwest line of the 0.2186 acre Ramirez tract, S46°38'00"W a distance of 61.12 feet (Called S46°39'42"W 61.01') to a 1/2" pipe found in the Northeast line of Pendleton Street (41.67' wide) and the Southwest line of Block B for the West corner of said Ramirez tract, same being the South corner of the herein described tract.

THENCE with the Northeast line of Pendleton Street and the Southwest line of Block B, N42°27'55"W a distance of 120.75 feet (Called N42°33'00"W 120.50') to a 1/2" iron rod found at the intersection of the Southeast line of Stevenson Street and the Northeast line of Pendleton Street for the West corner of Block B, same being the West corner of the herein described tract.

THENCE with the Southeast line of Stevenson Street and the Northwest line of Block B, N46°50'31"E a distance of 60.94 feet (Called N47°00'00"E 61.00') to the PLACE OF BEGINNING containing 0.169 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.


Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193703