

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE
TRUSTEE**

FILED FOR RECORD
COLORADO COUNTY, TX
2025 APR -3 PM 1:32 DK

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 06, 2019 and recorded under Vol. 895, Page 406, or Clerk's File No. 1655, in the real property records of COLORADO County Texas, with Kirk Locklin, unmarried man and Jo Ann Locklin, unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Stearns Lending, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kirk Locklin, unmarried man and Jo Ann Locklin, unmarried woman securing payment of the indebtedness in the original principal amount of \$171,830.00 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 Kirk Locklin, Jo Ann Locklin. 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING A 2.375 ACRE (103,455 SQ. FT) TRACT OF LAND SITUATED IN THE JAMES STEWART SURVEY, A-507, COLORADO COUNTY, TEXAS, BEING PART OF THAT PROPERTY DESCRIBED IN PARTITION DEED EXECUTED BY AND BETWEEN BERNICE RODGERS, NEE LUEDECKE, WIDOW OF ALTON RODGERS, DECEASED ET AL. OF RECORD IN VOLUME 340, PAGE 385, DEED RECORDS, COLORADO COUNTY, TEXAS (D.R.C.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 06/03/2025

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 L. Randle, Ebbie Murphy, Debby Jurasek, Jennyfer Sakiewicz , Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Kristopher Holub, Patrick Zwiers, Katherine Adkins, Amy Olan, 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 1, 2025.

/s/ Kelly M. Doherty SBOT No. 24118059, 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. 44-25-00379

EXHIBIT "A"

**2.375 Acre (103,455 Ft.)
James Stewart Survey, Abstract No. 507
Colorado County, Texas**

BEING a 2.375 acre (103,455 Sq. Ft.) tract of land situated in the James Stewart Survey, A-507, Colorado County, Texas, being part of that property described in Partition Deed executed by and between Bernice Rodgers, nee Luedecke, widow of Alton Rodgers, Deceased et al. of record in Volume 340, Page 385, Deed Records, Colorado County, Texas (D.R.C.C.T.); being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the northeast right-of-way line of F.M. 949 marking the south corner of that called 1.987 acre tract conveyed to Richard Pagel and Katie Pagel by deed of record in Volume 635, Page 685, D.R.C.C.T. and marking the west corner of the herein described tract;

THENCE, N 33°33'00" E, 361.76 feet with the northwest line of the herein described tract to a 1/2-inch iron rod with cap stamped "OSC" marking the north corner of the herein described tract;

THENCE, S 45°35' 00" E, 291.20 feet with the southwest line of that called 103.220 acre tract conveyed to Patsy Jones to a 1/2-inch iron rod with cap stamped "OSC" set marking the east corner of the herein described tract;

THENCE, S 33°33'00" W, 361.76 feet with the northwest line of that called 1.000 acre tract conveyed to Evelyn Orange to a 1/2-inch iron rod with cap stamped "OSC" set in the northeast R.O.W. line of the aforementioned F.M. 949 marking the south corner of the herein described tract, from which a 1/2-inch iron rod found bears N 43° 51'59"E, 4.25 feet;

THENCE, N 45°35'00" W, 291.20 feet with the northeast R.O.W. line of said F.M. 949 to the **POINT OF BEGINNING** and **CONTAINING** 2.375 acre (103,455 Sq. Ft.) of land.