

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 April 27, 2018 and recorded under Clerk's File No. 152711-2018, in the real property records of Lamar County Texas, with Darwin G. Anderson and Dianna L. Anderson, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guaranty Bank & Trust, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Darwin G. Anderson and Dianna L. Anderson, Husband and Wife securing payment of the indebtedness in the original principal amount of \$262,000.00 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 Darwin G. Anderson and Dianna L. Anderson. NewRez LLC d/b/a Shellpoint Mortgage Servicing 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

SITUATED ABOUT 9.6 MILES SOUTH 59° EAST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE J.T. HARMON SURVEY #401 AND BEING ALL OF A CALLED 30.000 ACRE TRACT CONVEYED TO DARWIN G. ANDERSON AND DIANNA L. ANDERSON BY DEED RECORDED IN DOC.# 057305-2008 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" CAPPED IRON PIN FOUND AT THE WESTERLY NORTHWEST CORNER OF THE 30.000 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 14.136 TRACT CONVEYED TO JAMES R. MORTON BY DEED RECORDED IN VOL. 1151, PAGE 295 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE AND BEING IN THE EAST BOUNDARY LINE OF COUNTY ROAD #13350 S AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 07/01/2025

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 Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Michael Glenn Turner, 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 May 13, 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: Michael Turner

C&M No. 44-24-03119

Field Notes - 30.00 Acres

Situated about 9.6 miles South 59° East from the City of Paris, in the County of Lamar, State of Texas, a part of the I.T. Harmon Survey #401 and being all of a called 30.000 acre tract conveyed to Darwin G. Anderson and Dianne L. Anderson by deed recorded in Doc.# 057305-2008 of the Official Public Records of said County and State.

Beginning at a 1/4" capped iron pin found at the Westerly Northwest corner of the 30.000 acre tract and the Southwest corner of the 14.136 acre tract conveyed to James R. Morton by deed recorded in Vol. 1151, Page 295 of the Real Property Records of said County and State and being in the East boundary line of County Road #13350 S.

Thence S 87°05'18" E along a fence a distance of 680.89' to a 1/2" capped iron pin found at the Southeast corner of the 14.136 acre tract;

Thence along a fence and along the East boundary line of the 14.136 acre tract as follows: N 47°32'06" E a distance of 52.22' to a 1/2" capped iron pin found; N 04°33'28" W a distance of 152.00' to a 1/2" capped iron pin found at the Northerly Northwest corner of the 30.000 acre tract and a Westerly Southwest corner of a called 167.09 acre tract conveyed to Dwight Stewart et ux by deed recorded in Vol. 1678, Page 67 of said Official Public Records;

Thence S 89°53'34" E along a fence a distance of 757.88' to a 1/2" capped iron pin found at the Northeast corner of the 30.000 acre tract and an inside corner of the 167.09 acre residue tract;

Thence S 08°05'36" E along a fence a distance of 1405.90' to a 1/2" capped iron pin found at the Southeast corner of the 30.000 acre tract and being in the North boundary line of a tract of land deeded to the Texas Power and Light Company by deed recorded in Vol. 505, Page 487 Deed Records,

Thence N 63°01'46" W along the North boundary line of said Texas Power and Light Co. tract a distance of 1566.57' to a 1/2" capped iron pin found at the Southwest corner of the 30.000 acre tract and being in the East boundary line of said County Road #13350 S;

Thence along the East boundary line of said County Road as follows: N 24°37'32" W a distance of 70.50' to a 1/2" capped iron pin found; N 31°40'37" W a distance of 78.68' to a 1/2" capped iron pin found; N 31°56'52" W a distance of 154.62' to a 1/2" capped iron pin found; N 27°12'07" W a distance of 99.36' to a 1/2" capped iron pin found; N 23°47'12" W a distance of 96.67' to a 1/2" capped iron pin found; N 17°44'47" W a distance of 95.67' to the point of beginning and containing 30.00 acres of land.

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 appear to be partially in a flood zone according to the Flood Insurance Rate Map #48277C0475C for Lamar County, Texas. Reference Bearing = the Southerly boundary line of the 30.000 acres - N 63°01'46" W. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700. File #:180332

Hayden Foster

Hayden Foster

date 04/23/18



