

**POSTED**  
 Sharon Ferguson, Brown County Clerk  
 Time 4:25 PM.  
**OCT 24 2024**  
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**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 20, 2015 and recorded under Vol. 164, Page 68, or Clerk's File No. 2015-3265, in the real property records of BROWN County Texas, with Michael Shane Wade and Kimberly Wade as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Flagship Financial Group, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael Shane Wade and Kimberly Wade securing payment of the indebtedness in the original principal amount of \$195,895.00 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 Michael Shane Wade. 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:**

**LOT #14 IN BLOCK C OF THE OAKDALE ACRES, FIRST EXTENTION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS. A PLAT OF SAID OAKDALE ACRES, FIRST EXTENTION IS RECORDED IN VOLUME #2, PAGE #88, BROWN COUNTY PLAT RECORDS, SAID TRACT IS THAT LAND THAT FRANKLIN COX, ET.US, DEEDED TO JAMES VAN RIPER, ET UX, BY DEED DATED MAY 11, 2001, AND RECORDED IN VOLUME #1395, PAGE #405, BROWN COUNTY REAL PROPERTY RECORDS.**

**AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SALE INFORMATION**

**Date of Sale: 12/03/2024**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: BROWN County Courthouse, Texas at the following location: On the front porch of the Brown 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 Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone , Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, 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 October 21, 2024.

/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

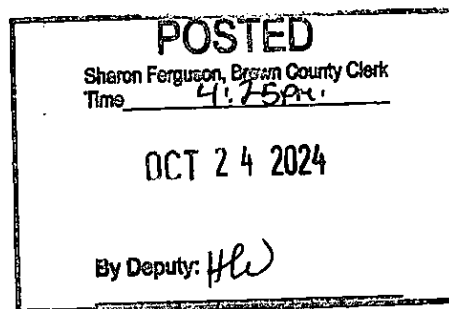
Posted and filed by:

*Louis C. Starzel*

Printed Name:

*Louis C. Starzel*

C&M No. 44-24-02625



**EXHIBIT "A"**

**Lot #14 in Block C of the Oakdale Acres, First Extention to the City of Brownwood, Brown County, Texas. A plat of said Oakdale Acres, First Extention is recorded in Volume #2, page #88, Brown County Plat Records. Said tract is that land that Franklin Cox, et ux, deeded to James Van Riper, et ux, by deed dated May 11, 2001, and recorded in Volume #1395, page #405, Brown County Real Property Records.**

**BEGINNING at a found 1/2" iron stake located at the intersection of the south line of Lakeview Drive (Lakeview Court) and the west line of Oakpark Drive. Said point is located at the NE corner of said Lot #14.**

**THENCE along a curve to the left and along the south line of said Lakeview Drive, the chord of which is S 82°05'00"W 125.0 ft to a found iron stake located on the west side of a concrete curb and fence line. Said point is the NW corner of said Lot #14 and the NE corner of said Lot #15.**

**THENCE S 6°42'16"E 91.2 ft. along the west side of said concrete curb and fence line to a point located 0.7 ft. S 83°20' 00"W of a found 1/2" iron stake. Said point is the SW corner of said Lot #14 and the NW corner of said Lot #13.**

**THENCE N 83°20'00"E 116.5 ft. (bearing line) to a found 3/8" iron stake located at the SE corner of said Lot #14 and the NE corner of said Lot #13.**

**THENCE along a curve to the left and along the west line of said Oakpark Drive, the chord of which is N 1°34'00"W 94.3 ft. to the point of beginning.**

**Note: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.**

