

At 1:00 PM

NOTICE OF TRUSTEE'S SALE

JUN 16 2022

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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 30, 2010 and recorded under Clerk's File No. 239054, in the real property records of CORYELL County Texas, with Tracey Woodlock, joined herein proforma by his spouse Marcia Woodlock to perfect the lien only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lakeside Lending, LTD, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tracey Woodlock, joined herein proforma by his spouse Marcia Woodlock to perfect the lien only securing payment of the indebtedness in the original principal amount of \$70,549.00 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 Tracey Woodlock. 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

FIELD NOTES DESCRIBING A 0.95-ACRE TRACT OF LAND IN THE WILLIAM SUGGETT SURVEY, ABSTRACT NUMBER 912, CORYELL COUNTY, TEXAS, BEING LOT 20 AND A PORTION OF LOT 12, BLOCK 1 OF HIGHLAND ADDITION TO THE CITY OF GATESVILLE, AS SHOWN BY THE CORRECTED PLAT OF RECORD IN VOLUME 135, PAGE 74 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, (ALSO KNOWN AS WESTVIEW ADDITION, RECORDS IN VOLUME 1, PAGE 22 IN THE PLAT RECORDS OF CORYELL COUNTY, TEXAS.) ALSO BEING THE LAND CONVEYED TO L.D. MEEKS IN VOLUME 138, PAGE 66 AND A PORTION OF THE LAND CONVEYED TO LEONARD MEEKS IN VOLUME 144, PAGE 294 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS. SAID 0.95-ACRE TRACT SHOWN ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A

SALE INFORMATION

Date of Sale: 09/06/2022

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: CORYELL County Courthouse, Texas at the following location: At the north door of the Coryell 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.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

*Donna Stockman*

Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Kristopher Holub, Michelle Schwartz, Kathy Arrington, Maryna Danielian, Amy Ortiz, Aarti Patel, Beatriz Sanchez, Cecil Kester, David Ackel, Dylan Ruiz, Erika Aguirre, Garrett Sanders, Stacey Sanders, Violet Nunez, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

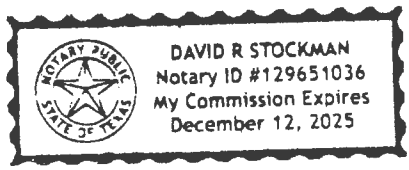
STATE OF TEXAS

COUNTY OF Parker

Before me, the undersigned Notary Public, on this day personally appeared Donna Stockman as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 15 day of June, 2022.

*David R. Stockman*  
Notary Public David R. Stockman



**EXHIBIT "A"**

Field Notes describing a 0.95-acre tract of land in the William Suggett Survey, Abstract Number 912, Coryell County, Texas, being Lot 20 and a portion of Lot 12, Block 1 of Highland Addition to the City of Gatesville, as shown by the corrected plat of record in Volume 135, Page 74 in the Deed Records of Coryell County, Texas, (also known as Westview Addition, recorded in Volume 1, Page 22 in the Plat Records of Coryell County, Texas.) Also being the land conveyed to L.D. Meeks in Volume 138, Page 66 and a portion of the land conveyed to Leonard Meeks in Volume 144, Page 294 in the Deed Records of Coryell County, Texas. Said 0.95-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" diameter iron rod set with cap (LETH #3879) at the northwest corner of said Lot 20, the northwest corner of said L.D. Meeks tract (Volume 138, Page 66), the southwest corner of Lot 19 of said Block 1, Highland Addition (corrected), and in the east line of Highland Drive, from which a 3/8" diameter iron rod found at the northwest corner of said Lot 19 bears N 00 degrees 38 minutes 27 seconds E - 143.88 feet, for the northwest corner in the herein described tract of land;

Thence S 89 degrees 34 minutes 00 seconds E with the north line of said Lot 20, the north line of said L.D. Meeks tract (Volume 138, Page 66), and the south line of said Lot 19, passing at 69.44 feet a 3/8" diameter iron rod found at the southeast corner of said Lot 19 and in the south line of Scenic Drive, for a total distance of 145.00 feet to a 1/2" diameter iron rod set with cap (LETH #3879) at the northeast corner of said Lot 20 and in the west line of Lot 16B, Block 2, Highland Addition Replat of Block 1, recorded in Cabinet A, Slide 229 in the Plat Records of Coryell County, Texas, for the northeast corner in the herein described tract of land;

Thence S 00 degrees 38 minutes 27 seconds W - 280.48 feet with the east line of said Lot 20, the east line of said Lot 12, the east line of said L.D. Meeks tract (Volume 138, Page 66), the east line of said Leonard Meeks tract (Volume 144, Page 294) and the west line of said Lot 16B, to a 1/2" diameter iron rod set with cap (LETH #3879) at the northeast corner of a tract of land conveyed to Donald Bartlett and wife, Linda Bartlett, recorded in Volume 566, Page 605 in the Deed Records of Coryell County, Texas, for the southeast corner in the herein described tract of land;

Thence N 89 degrees 34 minutes 00 seconds W - 150.00 feet through said Lot 12, through said Leonard Meeks tract (Volume 144, Page 294) and with the north line of said Bartlett tract, to a 1/2" diameter iron rod set with cap (LETH #3879) in the west line of said Lot 12 and in the east line of Lot 38, Plat Amendment of Block 1, Highland Addition to the City of Gatesville, recorded in Cabinet B, Slide 639 in the Plat Records of Coryell County, Texas, from which a 1/2" diameter iron rod found with cap (LETH #3879) at the southeast corner of said Lot 38 bears S 00 degrees 38 minutes 27 seconds W - 220.00 feet, for the southwest corner in the herein described tract of land;

Thence N 00 degrees 38 minutes 27 seconds E with the west line of said Lot 12, the west line of said Leonard Meeks tract (Volume 144, Page 294), the east line of said Lot 38 and the east line of Lot 37 of said Amended Highland Addition, passing at 31.00 feet a 1/2" diameter iron rod found with cap (LETH #3879) at the southeast corner of said Lot 37, for a total distance of 171.00 feet to a 1/2" diameter iron rod found with cap (LETH #3879) at the northeast corner of said Lot 37 and in the south line of said Highland Drive, for a corner in the herein described tract of land;

Thence S 89 degrees 34 minutes 00 seconds E - 5.00 feet with the west line of said Lot 12, the west line of said Leonard Meeks tract (Volume 144, Page 294), and the south line of said Highland Drive to a 1/2" diameter iron rod set with cap (LETH #3879) for a corner in the herein described tract of land;

Thence N 00 degrees 38 minutes 27 seconds E - 109.48 feet with the west line of said Lot 12, the west line of said Lot 20, the west line of said Leonard Meeks tract (Volume 144, Page 294), the west line of said L.D. Meeks tract (Volume 138, Page 66), and with the east line of said Highland Drive to the POINT OF BEGINNING and containing 0.95-acres of land.