

2022-022FC

## NOTICE OF TRUSTEE'S SALE

**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 September 09, 2008 and recorded under Clerk's File No. 2008009642, as affected by 2017000367, in the real property records of **SHELBY County Texas**, with Michael D. Stringer and Kristi Stringer, husband and wife, as community property as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael D. Stringer and Kristi Stringer, husband and wife, as community property securing payment of the indebtedness in the original principal amount of \$135,867.00 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 D. Stringer and Kristi Stringer. 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:

**BEING A DESCRIPTION TO 1.000 ACRES OF LAND IN THE MILTON COOK SURVEY, A-940, SHELBY COUNTY, TEXAS, DESCRIBED IN DEED FROM J.E. BELROSE TO KRISTI STRINGER DATED DECEMBER 6, 2007, FILED DECEMBER 12, 2007, RECORDED IN INSTRUMENT # 2007009983, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

### SALE INFORMATION

**Date of Sale: 01/03/2023**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: SHELBY County Courthouse, Texas at the following location: On the steps in the area within 100 feet of the southeastern front door of the Shelby County Courthouse provided for the holding of District Court, 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



Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre,  
Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as  
Substitute Trustee Posted November 15, 2022

EXHIBIT "A"

Property Description

BEING a description to 1.000 acres of land in the MILTON COOK SURVEY, A-940, Shelby County, Texas, described in Deed from J. E. Belrose to Kristi Stringer dated December 6, 2007, filed December 12, 2007, recorded in Instrument # 2007009983, Official Public Records, Shelby County, Texas, and further described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch iron rod with cap set for the NC of this tract in the NEBL of the MILTON COOK SURVEY, A-940, of said county and in the SBL of Unikel Suillings Heirs acre tract recorded in Vol. 246, Page 639, of said county from which a 1/2 inch iron pipe at the base of a fence corner post is found in the SWC of a Cecil Belrose 66 acre tract recorded in Vol. 90, Page 38, of said county brs. N. 59° 09' 03" W. 1844.13 ft.

THENCE S. 59° 09' 03" E. 220.00 ft. to a point for the EC of this tract and in the SBL of said Unikel Suillings Heirs tract and the NWC of a 0.65 acre tract recorded in Vol. 324, Page 523 of said county from which a 2 inch iron pipe at the base of a fence corner post found brs. N. 59° 09' 03" W. 29.32 ft.;

THENCE S. 15° 23' 12" W. 172.60 ft. to a point for the SC of this tract and in the EBL of said 337.734 acre tract and in the WBL of said 0.65 acre tract from which a 1/2 inch iron rod with cap set in the SBL of this tract brs. N. 64° 13' 51" W. 25.00 ft.;

THENCE N. 64° 13' 51" W. 267.07 ft., to a 1/2 inch iron rod with cap set for the WC of this tract.

THENCE N. 30° 50' 57" E. 190.00 to the point of beginning containing 1.00 acre of land.

FILED TO PUBLIC RECORD  
2022 NOV 15 PM 3:43  
JENNIFER L. HODGSON  
COUNTY CLERK  
BY \_\_\_\_\_