

FILED FOR RECORD
SHELBY COUNTY, TX
2026 JUN 16 PM 2:

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

JENNIFER L. FOUNT
CLERK
DEP

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 12, 2022 and recorded under Clerk's File No. 2022004377, in the real property records of SHELBY County Texas, with John Keith Jeansonne and wife, Ashley Jeansonne as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NTFN, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by John Keith Jeansonne and wife, Ashley Jeansonne securing payment of the indebtedness in the original principal amount of \$122,735.00 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 John Keith Jeansonne. 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:

BEING 10.785 ACRES OF LAND SITUATED IN THE JONATHAN ANDERSON SURVEY, ABSTRACT 5, SHELBY COUNTY, TEXAS, AND BEING THE SAME CALLED 10.79 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM ROLAND D. WHEELER AND WIFE, DENISE WHEELER, TO ROLAND GRAY AND WIFE, HELEN GRAY, DATED APRIL 19, 2013, AND RECORDED UNDER DOCUMENT NO. 2013001751, IN THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, SAID 10.785 ACRES BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 09/01/2026

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



ServiceLink

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.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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 Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, or Codilis & Moody, P.C., 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 06/12/2026.

/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:  _____

Printed Name: JABRIA FOY _____

C&M No. 44-26-00259

FIELD NOTE DESCRIPTION
10.785 ACRES SITUATED IN THE
JONATHAN ANDERSON SURVEY, ABSTRACT 5,
SHELBY COUNTY, TEXAS

Being 10.785 acres of land situated in the Jonathan Anderson Survey, Abstract 5, Shelby County, Texas, and being the same called 10.79 acre tract described in a Warranty Deed from Roland D. Wheeler and wife, Denise Wheeler, to Roland Gray and wife, Helen Gray, dated April 19, 2013, and recorded under Document No. 2013001751, in the Official Public Records of Shelby County, Texas, said 10.785 acres being more particularly described by metes and bounds as follows:

BEGINNING at the East corner of said Gray called 10.79 acre tract in the centerline of Farm-to-Market Road 1279 (based on 80-foot right-of-way) and being the North corner of a called 19.85 acre tract described as "Second Tract" in a General Warranty Deed from Avey E. Smith to Nay Orin Smith, Jr, dated October 7, 2016, and recorded under Document No. 2016003376, in the Official Public Records of Shelby County, Texas, from which a 1/2-inch iron pipe found for witness bears S 64°27'25" W, 41.62 feet;

THENCE S 64°27'25" W, with the Southeasterly line of said Gray called 10.79 acre tract (called S 68°54'00" W) and with the Northwesterly line of said Smith called 19.85 acre tract, a distance of 985.28 feet (called 985.44 feet) to a 3/8-inch iron rod found for the South corner of said Gray called 10.79 acre tract and the Northwest corner of said Smith called 19.85 acre tract, and being in the East line of the remainder of a called 20.5 acre tract described in a Warranty Deed from Bob Dean and wife, Barbara A. Dean, to Tommy Glenn Dean, dated August 25, 1984, and recorded in Volume 640, Page 904, in the Deed Records of Shelby County, Texas, from which a 24" Sweetgum Tree found marked "X" bears N 80°15' E, 13.5 feet;

THENCE N 07°46'00" E, with the West line of said Gray called 10.79 acre tract (called N 12°12'00" E) and with said East line of the Dean described 20.5 acre tract, passing at a distance of 189.17 feet a 1/2-inch iron rod found at the Northeast corner of said Dean called 20.5 acre tract and being the Southeast corner of a called 80.00 acre tract described in a Warranty Deed with Vendor's Lien from Rhonda Jay Chambers Thompson to Clinton Lane Chambers and wife, Brandy Nicole Chambers, dated May 4, 2007, and recorded under Document No. 2007003298, in the Official Public Records of Shelby County, Texas, and continuing with the Southerly East line of said Chambers called 80.00 acre tract for a total distance of 1,061.80 feet (called 1,061.96 feet) to the Northeast corner of said Gray called 10.79 acre tract in said centerline of Farm-to-Market Road 1279 and being in a curve to the right, from which a 3/8-inch iron rod found for witness bears S 07°46'00" W, 38.63 feet, from said iron rod found a 36" Pine Tree found marked "X" bears N 40°30' W, 4.1 feet;

THENCE in a Southeasterly direction with said centerline of Farm-to-Market Road 1279 as the Northeasterly line of said Gray called 10.79 acre tract, along said curve to the right having a radius of 954.86 feet, an arc length of 425.04 feet, a central angle of 25°30'15", and a chord bearing S 57°11'46" E, and distance of 421.54 feet to the end of said curve;

THENCE S 44°26'35" E, continuing with said centerline of Farm-to-Market Road 1279 as the Northeasterly line of said Gray called 10.79 acre tract (called S 40°00'00" E), a distance of 558.65 feet to the POINT of BEGINNING and containing 10.785 acre of land within these calls of which approximately 0.25 of an acre lies within the right-of-way lines of Farm-to-Market Road 1279.

Bearing orientation referenced to Grid North of the Texas State Plane Coordinate System, Central Zone (4203) as determined from GPS observation.

A Survey map of even date accompanies this field note description.

The above field note description represents the facts as found by an on the ground survey performed on May 31, 2022. (Originals signed in blue ink, all others are copies)

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