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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2023 DEC 12 PM 12:36

**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 February 09, 2021 and recorded under Vol. 2093, Page 249, or Clerk's File No. 00119656, in the real property records of HILL County Texas, with Ira Lewis, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Ira Lewis, an unmarried man securing payment of the indebtedness in the original principal amount of \$192,351.00 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 Ira Lewis. SWBC Mortgage Corporation 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

**Legal Description:**

**FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE MARY BEACHAM SURVEY A-26 IN HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SALE INFORMATION**

**Date of Sale: 02/06/2024**

**Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: HILL County Courthouse, Texas at the following location: The east door of the Hill 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** Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, 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 December 8, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-22-1531

## EXHIBIT A

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Mary Beacham Survey A-26 in Hill County, Texas. Said land is a part of that certain 23.590 acre tract described in a deed from Miller E. Herrington et ux, Winnell C. Herrington to J. W. Anthony et ux, Sharon Anthony described in Volume 592, Page 500 and a part of that certain 0.846 acre tract described in a deed from June Howard to J.W. Anthony, Jr. et ux, Sharon L. Anthony recorded in Volume 652, Page 663 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at 5/8" iron rod found in the east line of F.M. Highway 933 for the southwest corner of that certain "Tract 4" described in a deed to Lanna Barrow recorded in Volume 1658, Page 293 of the Official Public Records of Hill County, for the northwest corner of said 0.846 acre tract, and for the northwest corner of this:

THENCE with the south line of said Barrow tract and with the north line of said 0.846 acre tract, N58°11'50"E 207.17 feet to a 5/8" iron rod set for the northeast corner of this, said rod being S58°11'50"W 161.36 feet from a 5/8" iron rod found for the southeast corner of said Barrow tract and for the northeast corner of said 0.846 acre tract;

THENCE S27°06'24"E 134.47 feet to a 5/8" iron rod set for the southeast corner of this;

THENCE S61°55'29"W 198.74 feet to a 5/8" iron rod set in the west line of said 23.590 acre tract and in the east line of F.M. Highway 933 for the southwest corner of this, said rod being N30°46'44"W 267.61 feet from a 1/2" iron rod found for the southwest corner of said 23.590 acre tract;

THENCE with the east line of F. M. Highway 933, N30°46'44"W 121.11 feet to the place of beginning, containing 0.594 acres of land.