

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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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 November 05, 2020 and recorded under Clerk's File No. 2020-109237, in the real property records of HARDIN County Texas, with Thomas M Johnson, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Bank, N.A. a National Banking Association, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Thomas M Johnson, a single man securing payment of the indebtedness in the original principal amount of \$134,000.00 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 Thomas M Johnson. CITIZENS BANK NA f/k/a RBS CITIZENS NA 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. Citizens Bank, N.A. a/k/a Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A. a/k/a Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

BEING A 2.50 ACRE TRACT OUT OF A 7.50 ACRE TRACT IN THE ARRIOLA SURVEY, A-2 HARDIN COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN 331.89 ACRE TRACT RECORDED IN VOLUME 523, PAGE 411 OF THE DEED RECORDS OF HARDIN 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: 09/05/2023

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARDIN County Courthouse, Texas at the following location: Commissioners' Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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 Margie Allen, Kyle Barclay, Tommy Jackson, Evan Press, Reid Ruple, Kathleen Adkins, Kristopher Holub, Joshua Sanders, Cary Corenblum, Keata Smith, Amy Oian, Matthew Hansen, Stephanie Hernandez, Aaron Crawford, Aarti Patel, Aleena Litton, Angie Brooks, Christian Brooks, Cindy Dennen, Crystal Koza, Jami Grady, Michael Kolak, Ron Harmon, 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(c) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 07/10/2023.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Tommy Jackson

Printed Name: Tommy Jackson

C&M No. 44-23-1744

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 925388

BEING a 2.50 acre tract out of a 7.50 acre tract in the Arnola Survey, A-2 Hardin County, Texas and being out of and a part of that certain 331.89 acre tract recorded in Volume 523, Page 411 of the Deed Records of Hardin County, Texas. Said 2.50 acre tract being more particularly described as follows:

BEGINNING at a point in the East right of way of a 50.0 road which bears South 89° 35' 18" West, 1378.20 feet and North 00° 49' 12" West 3088.80 feet from the southeast corner of said 331.89 acre tract;

THENCE North 00° 49' 12" West along the East right of way of said 50.00 foot road a distance of 193.50 feet to the northwest corner of the herein described tract;

THENCE North 89° 35' 18" East a distance of 564.1 feet to a point for the northeast corner of the herein described tract;

THENCE South 00° 49' 12" East a distance of 193.50 feet to a point for the southeast corner of the herein described tract;

THENCE South 89° 35' 18" West a distance of 564.1 feet to the PLACE OF BEGINNING of the herein described tract containing 2.50 acres of land, more or less.