

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 June 27, 2022 and recorded under Vol. 1493, Page 157, or Clerk's File No. 20222445, in the real property records of ROBERTSON County Texas, with Jesse Crawford, married man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Novus Home Mortgage, a division of Ixonia Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jesse Crawford, married man securing payment of the indebtedness in the original principal amount of \$247,474.00 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 Jesse Crawford. SERVBANK, SB 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. Allied First Bank, SB dba Servbank is acting as the Mortgage Servicer for the Mortgagee. Allied First Bank, SB dba Servbank, is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

Legal Description:

BEING A TRACT OF LAND CONTAINING 2.92 ACRES, OUT OF THE H.G. MORGAN SURVEY, A-219, LOCATED IN ROBERTSON COUNTY, TEXAS, ALSO BEING OUT OF A CALLED 20.00 ACRES TRACT, OWNED BY WILLIAM C. AND BLANCHE M. HALL (HALL), AS RECORDED IN VOLUME 582, PAGE 594 OF THE ROBERTSON COUNTY DEED RECORDS (R.C.D.R.), THE SAID 2.92 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY, PREPARED BY CARLOMAGNO SURVEYING INC., HAVING THE FILE NAME 21100.DWG AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

Filed for Record in:
Robertson County
On: Feb 29, 2024 at 02:42P
By: Lacy Fechner

SALE INFORMATION

Date of Sale: 04/02/2024

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: ROBERTSON County Courthouse, Texas at the following location: The south door on the first floor of the Robertson 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.



I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 29 day of February, 2024 at 2:42 am
Stephanie M. Sanders, Robertson County Clerk
by: Lacy Fechner

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.

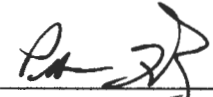
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Harriett Fletcher, Reid Ruple, Kristopher Holub, Aarti Patel, Kathleen Adkins, Michael Kolak, Evan Press, 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 February 23, 2024.

/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: 
Printed Name: Pete Florez

C&M No. 44-24-00319

EXHIBIT A

TRACT 2
2.92 ACRES TRACT
H.G. MORGAN SURVEY, A-219
ROBERTSON COUNTY, TEXAS

Being a tract of land containing 2.92 acres, out of the H.G. Morgan Survey, A-219, located in Robertson County, Texas, also being out of a called 20.00 acres tract, owned by William C. and Blanche M. Hall (Hall), as recorded in Volume 582, Page 594 of the Robertson County Deed Records (R.C.D.R.), the said 2.92 acres tract being the same tract of land as shown on the Plat of Survey, prepared by Carlomagno Surveying Inc., having the file name 21100.dwg and being more particularly described as follow:

COMMENCING at a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the northwest corner of the said Hall tract, also being the northwest corner of a 0.50 acres tract, called Tract 1 (Tract 1), as surveyed by Dante Carlomagno, RPLS 1562, on December 15, 2021, also being a southwest corner of the remainder of a called 46.194 acres tract, now or formerly owned by Ernest Newton Winstead (Winstead), as recorded in Volume 627, Page 631 of the R.C.D.R., also being a point along the southeast right-of-way line of Winstead Lane, a various width right-of-way, from which a 1/2" iron rod found for reference bears, North 37°17'23" West, a distance of 5.16 feet;

THENCE along the common line of the said Hall tract, the said Tract 1, and the right-of-way line of the said Winstead Lane, South 23°34'00" West, a distance of 20.45 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the PLACE OF BEGINNING of this tract, also being a northwest corner of this tract, also being a point along the northwest boundary line of the said Hall tract, also being the northwest corner of the said Tract 1, also being a point along the southeast right-of-way line of the said Winstead Lane;

THENCE severing the said Hall tract, also being along the common line of this tract and the said Tract 1, the following calls and distances:

South 45°34'46" East, a distance of 212.88 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for an interior north corner of this tract, also being the south corner of the said Tract 1;

North 31°13'58" East, a distance of 187.88 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for a northwest corner of this tract, also being a point along the north boundary line of the said Hall tract, also being the northeast corner of the said Tract 1, also being a point along the south boundary line of the said Winstead tract;

THENCE along the common line of the said Hall tract and the said Winstead tract, South 88°19'00" East, a distance of 63.56 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for a northeast corner of this tract, also being a northeast corner of the said Hall tract, also being a southeast corner of the said Winstead tract, also being the west corner of the remainder of a called 30.00 acres tract, owned by Labron Fuller, Jr. (Fuller), as recorded in Volume 706, Page 535 of the R.C.D.R., from which an "X" tie in a fence post found for reference bears, South 53°30'24" East, a distance of 13.34 feet;

THENCE along the common line of the said Hall tract and the said Fuller tract, South 28°35'09" East, a distance of 128.14 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southeast corner of this tract, also being a point along the northeast boundary line of the said Hall tract, also being a point along the southwest boundary line of the said Fuller tract, also being a north corner of a 16.58 acres tract, called Tract 3 (Tract 3), as surveyed by Dante Carlomagno, RPLS 1562, on December 15, 2021;-

THENCE severing the said Hall tract, also being along the common line of this tract and the said Tract 3, the following calls and distances:

South 60°00'05" West, a distance of 630.27 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the south corner of this tract;

North 28°37'11" West, a distance of 264.41 feet to a point for a northwest corner of this tract, also being a point along the northwest boundary line of the said Hall tract, also being a northeast corner of the said Tract 3, also being a point located within the centerline right-of-way of the said Winstead Lane, from which a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for reference bears, South 28°37'11 East, a distance of 20.00 feet;

THENCE along the northwest boundary line of the said Hall tract, also being along the centerline of the said Winstead Lane, leaving the centerline of the said Winstead Lane, and continuing along the southeast right-of-way line of the said Winstead Lane, North 63°42'42" East, a distance of 308.72 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for an angle point of this tract, also being an angle point of the said Hall tract, also being a point along the southeast right-of-way line of the said Winstead Lane;

THENCE along the common line of the said Hall tract and the right-of-way line of the said Winstead Lane, 3.49 feet to the PLACE OF BEGINNING containing 2.92 acres.