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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 March 07, 2001 and recorded under Vol. 776, Page 336, or Clerk's File No. 20011221, in the real property records of ROBERTSON County Texas, with Gilbert Thompson & wife Tracey Lee Thompson as Grantor(s) and Neatherlin Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Gilbert Thompson & wife Tracey Lee Thompson securing payment of the indebtedness in the original principal amount of \$109,300.00 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 Gilbert Thompson, Tracey Lee Thompson. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

BEING ALL OF A CERTAIN 5.00 ACRES TRACT OF LAND LYING AND SITUATED IN THE JOSEPH DILLARD SURVEY, ABSTRACT NO. 129, IN ROBERTSON COUNTY, TEXAS AND BEING A PART OF A CALLED 43.165 ACRES TRACT DESCRIBED IN A DEED OF TRUST FROM JOHN PAUL THOMPSON ET UX TO JAMES W. JACKSON, JR. ET UX AS RECORDED IN VOLUME 406, PAGES 429-433 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS. THE SAID 5.00 ACRES TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

ROBERTSON County
Dec 23, 2024
1:43 PM

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: 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.

Recorder's Record
Robertson County
Dec 23, 2024 at 1:43 PM
Dale Egan



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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, 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 26, 2023.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Pete Florez

Printed Name: Pete Florez

C&M No. 44-23-3310

EXHIBIT A

Property (including any improvements):

BEING all of a certain 5.00 acres tract of land lying and situated in the Joseph Dillard Survey, Abstract No. 129, in Robertson County, Texas and being a part of a called 43.165 acre tract described in a Deed of Trust from John Paul Thompson et ux to James W. Jackson, Jr. et ux as recorded in Volume 406, Pages 429-433 of the Deed Records of Robertson County, Texas. The said 5.00 acres tract being more particularly described in metes and bounds as follows, to-wit:

BEGINNING at point in the center of a public road on the south line of the said 43.165 acre tract for the southeast corner of this tract, the said point bears S 58 degrees 30' 42" W a distance of 410.00 feet from the southeast corner of the said 43.165 acre tract;

THENCE S 58 degrees 30' 42" W a distance of 400.00 feet with the south line of the said 43.165 acre tract and the centerline of the said public road to a point for the southwest corner of this tract;

THENCE N 31 degrees 29' 18" W a distance of 544.50 feet to a point for the north west corner of this tract;

THENCE N 38 degrees 30' 42" E a distance of 400.00 feet to a point for the northeast corner of this tract;

THENCE S 31 degrees 29' 18" E a distance of 544.50 feet to the place of beginning and containing 5.00 acres of land.

said property more particularly described as follows

METES AND BOUNDS DESCRIPTION OF 5.000 ACRE TRACT - GILBERT THOMPSON

A TRACT OR PARCEL OF LAND CONTAINING 5.000 ACRES OUT OF AND A PART OF A SO CALLED 43.165 ACRE TRACT CONVEYED TO JAMES W. JACKSON, JR., ETUX BY JOHN PAUL THOMPSON IN INSTRUMENT RECORDED IN VOLUME 406, PAGES 429-433 OF THE ROBERTSON COUNTY DEED RECORDS OUT OF THE JOSEPH DILLARD SURVEY, ABSTRACT 129 IN ROBERTSON COUNTY, TEXAS SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a point marking the Easterly or Southeastery corner of said 43.165 acre tract described in instrument recorded in Volume 406, Pages 429-433 of the Robertson County Deed Records in the centerline of FM Highway No. 2954 (100 ft. in width);

THENCE South 88 degrees 30 minutes 42 seconds West with the centerline of FM Highway No. 2954 a distance of 291.86 ft. to a nail marking the PC of a curve to the left;

THENCE continuing with said centerline in a Southwesterly direction with said curve having a radius of 1982.90 ft. an arc length of 118.14 ft. a central angle of 03 degrees 24 minutes 49 seconds a long chord bears South 56 degrees 44 minutes 02 seconds West-118.12 ft. to a nail set at the East corner and PLACE OF BEGINNING of the herein described 5.000 acre tract and marking the Southerly corner of a portion of the residue of said 43.165 acre tract;

THENCE continuing with said curve to the left in a Southwest direction having a radius of 1982.90 ft. an arc length of 400.00 ft. a central angle of 11 degrees 33 minutes 29 seconds long chord bears South 49 degrees 19 minutes 09 seconds West-399.32 ft. to a PK nail set at the South corner of the herein described 5.000 acre tract being in the centerline of FM Highway No. 2954;

THENCE North 31 degrees 29 minutes 18 seconds West passing a 3/8 inch iron rod in the Northwesterly right-of-way line of FM Highway No. 2954 at 50.25 ft. in all a total distance of 852.14 ft. to a 3/8 inch iron rod set at the Northwest corner of the herein described tract and marking a re-entrant corner of the remainder of said Jackson 43.165 acre tract;

THENCE North 49 degrees 19 minutes 09 seconds East across said 43.165 acre tract a distance of 399.32 ft. to a 3/8 inch iron rod set at the North corner of the herein described tract marking a re-entrant of the remainder portion of said 43.165 acre tract;

THENCE South 31 degrees 29 minutes 18 seconds East passing a 3/8 inch iron rod in the Northwest right-of-way line of said highway at 501.89 ft. in all a total distance of 852.14 ft. to the PLACE OF BEGINNING and containing 5.000 acres of land, however there is a 0.4591 acre tract save and excepted off the Southeast boundary of the above described tract being in FM Highway No. 2954 right-of-way, being known as P.O. Box 642, Bremond, Texas 76629.