

## 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 October 18, 2007 and recorded under Vol. 1012, Page 71, or Clerk's File No. 20076936, in the real property records of ROBERTSON County Texas, with Weena Hightower Single & Magdaleno Mendoza, Single as Grantor(s) and Walter Mortgage Company as Original Mortgagee.

Deed of Trust executed by Weena Hightower Single & Magdaleno Mendoza, Single securing payment of the indebtedness in the original principal amount of \$43,850.00 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 Weena Hightower and Magdaleno Mendoza. 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:

LEGAL DESCRIPTION BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN ROBERTSON COUNTY, TEXAS, OUT OF THE FRANCISCO RUIZ SURVEY, ABSTRACT NO. 41, AND ALSO A PART OF A CALLED 3.506 ACRES TRACT AS DESCRIBED IN AND CONVEYED BY WARRANTY DEED FROM VERNON EDWARD HANCOCK AND WIFE, DAWNA R. HANCOCK TO LUTHER VERNON MOREHEAD, DATED AUGUST 17, 1994, AND OF RECORD IN VOLUME 618, AT PAGE 308, OFFICIAL RECORDS OF ROBERTSON 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: 04/01/2025

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.



Filed for Record in:  
Robertson County  
On: Feb 27, 2025 at 02:16P  
By: Yesenia Deleon

I, undersigned, County Clerk, do hereby certify that  
the above notice was duly posted on 27 day of  
February, 2025 at 2:17 am

Stephanie M. Sanders, Robertson County Clerk

by: Yesenia Deleon

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 February 24, 2025.

/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. 44-22-0273

## EXHIBIT A

Legal description being all that certain lot, tract or parcel of land lying and being situated in Robertson County, Texas, out of the Francisco Ruiz Survey, Abstract No. 41, and also a part of a called 3.506 acres tract as described in and conveyed by Warranty Deed from Vernon Edward Hancock and wife, Dawna R. Hancock to Luther Vernon Morehead, dated August 17, 1994, and of record in Volume 618, at Page 308, Official Records of Robertson County, Texas, and the tract hereby conveyed being more particularly described as follows:

BEGINNING at a x-tie in a fence corner, and in the South line of a public road, locally known as "Henry Prairie Road", for the Northwest corner of said 3.506 acres tract and the Northwest corner of this tract;

THENCE with the South line of said public road, also being the North line of said 3.506 acres tract, North 69 degrees 51' 01" East, 185.70 feet to an iron stake in the fence line to its Northeast corner for the Northeast corner of the herein described tract;

THENCE South 20 degrees 15' 58" East 234.57 feet to a stake set in the South line of said 3.506 acres tract for the Southwest corner hereof;

THENCE with the South line of said 3.506 acres tract, South 70 degrees 00' 00" West, 185.70 feet to stake marking the Southwest corner of said 3.506 acres tract for the Southwest corner hereof;

THENCE along the East property line of said 3.506 acres tract marked with a fence, North 31 degrees 36' 30" West, 237.68 feet to the place of beginning and containing one acre of land, more or less.