

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

SHERRY DOWD, County Clerk NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

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 07, 2018 and recorded under Clerk's File No. 00009156, in the real property records of NAVARRO County Texas, with Michael A. Mitchell and Stephanie Mitchell, Husband and Wife. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Goldwater Bank, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael A. Mitchell and Stephanie Mitchell, Husband and Wife. securing payment of the indebtedness in the original principal amount of \$163,483.00 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 Michael A. Mitchell. PennyMac Loan Services, LLC 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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED WITHIN THE JOHN MCNEAL SURVEY, ABSTRACT NUMBER 8 IN NAVARRO COUNTY, TEXAS, AND BEING ALL OF LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9 OF SOUTHERN PLANTATION ESTATES AS SHOWN ON A PLAT RECORDED IN VOLUME 5, PAGE 27 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.), 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: 12:00 PM

Location of Sale: The place of the sale shall be: NAVARRO County Courthouse, Texas at the following location: On the front steps of the Navarro 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 Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Mollie McCoslin, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray, Ashlee Luna, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin, 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 01/10/2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Sharon St. Pierre

Printed Name: Sharon St. Pierre
1/13/2025

C&M No. 44-22-2541

EXHIBIT "A"

All that certain lot, tract or parcel of land, located within the John McNeal Survey, Abstract Number 8 in Navarro County, Texas, and being all of Lot 5, Lot 6, Lot 7, Lot 8 and Lot 9 of Southern Plantation Estates as shown on a plat recorded in Volume 5, Page 27 of the Plat Records of Navarro County, Texas (P.R.N.C.T.), and being described as one tract by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron pipe in the west margin of Pugh Lane, being the northeast corner of Lot 5 and the southeast corner of Lot 4 of Southern Plantation Estates;

THENCE South 28°03'03" East with the west margin of Pugh Lane, at a distance of 100.80 feet passing a found 1/2 inch iron pipe at the southeast corner of Lot 5 and the northeast corner of

Lot 6, at a distance of 201.88 feet passing a found 1/2 inch iron pipe at the southeast corner of Lot 6 and the northeast corner of Lot 7, at a distance of 302.93 feet passing a found 1/2 inch iron pipe at the southeast corner of Lot 7 and the northeast corner of Lot 8, and continuing a total distance of 506.21 feet to a found 1/2 inch iron rod at the southeast corner of Lot 9 and the northeast corner of Lot 10, and being the southeast corner of the herein described tract;

THENCE South 69°24'52" West with the common line of Lot 9 and Lot 10, a distance of 230.97 feet to a found 3/4 inch iron pipe in the east margin of Interstate Highway 45, being the southwest corner of Lot 9, the northwest corner of Lot 10, and the southwest corner of the herein described tract;

THENCE North 20°55'27" West with the east margin of Interstate Highway 45, at a distance of 100.86 feet passing a found 3/4 inch iron pipe at the northwest corner of Lot 9 and the southwest corner of Lot 8, at a distance of 200.88 feet passing a found 3/4 inch iron pipe at the northwest corner of Lot 8 and the southwest corner of Lot 7, at a distance of 300.91 feet passing a found 3/4 inch iron pipe at the northwest corner of Lot 7 and the southwest corner of Lot 6, at a distance of 327.30 feet passing a found 6 inch wooden right-of-way marker for reference, at a distance of 401.00 feet passing a found 5/8 inch iron rod at the northwest corner of Lot 6 and the southwest corner of Lot 5, and continuing a total distance of 500.94 feet to a found 1/2 inch iron rod at the northwest corner of Lot 5 and the southwest corner of Lot 4, and being the northwest corner of the herein described tract;

THENCE North 69°04'47" East with the common line of Lot 4 and Lot 5, a distance of 168.16 feet to the PLACE OF BEGINNING containing 2.298 acres of land.