

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 04, 2019 and recorded under Clerk's File No. 1903340, in the real property records of BROWN County Texas, with James R. Keeney, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Texas Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by James R. Keeney, a single man securing payment of the indebtedness in the original principal amount of \$98,046.00 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 James R Keeney. NewRez LLC d/b/a Shellpoint Mortgage Servicing 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:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN BROWN COUNTY, TEXAS, BEING ALL OF LOT NO. 9 AND THE SE 1/2 OF LOT NO. 10, BLOCK NO. 2, OAKS ADDITION TO THE CITY OF BROWNWOOD, AS SHOWN ON A PLAT RECORDED IN VOLUME 1, PAGE 60, PLAT RECORDS OF BROWN COUNTY, AND THE SAME TRACT CONVEYED FROM PRUDENTIAL RELOCATION MGNT. TO WANDA JUNE DAVIS DATED 1-18-91 AND RECORDED IN VOLUME 1072, PAGE 211, REAL PROPERTY RECORDS OF SAME AND ALSO KNOW AS 1614 ELEVENTH STREET, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 11/05/2024 **Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: **The place of the sale shall be: BROWN County Courthouse, Texas at the following location: On the front porch of the Brown 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 Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone , Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, 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 August 19, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Louis C. Starzel

Printed Name: _____

Louis C. Starzel
8.23.2024

C&M No. 44-24-02102

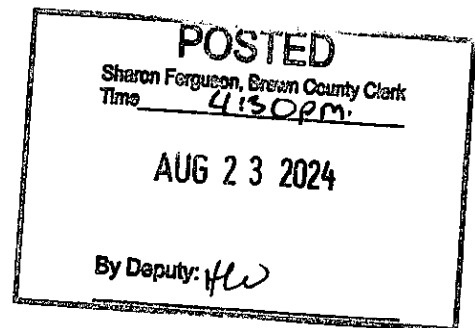


EXHIBIT "A"

All that certain tract or parcel of land lying and situated in Brown County, Texas, being all of Lot No. 9 and the SE 1/2 of Lot No. 10, Block No. 2, Oaks Addition to the City of Brownwood, as shown on a plat recorded in Volume 1, Page 60, Plat Records of Brown County, and the same tract conveyed from Prudential Relocation Mgmt. to Wanda June Davis dated 1-18-91 and recorded in Volume 1072, Page 211, Real Property Records of same and also known as 1614 Eleventh Street, and described by metes and bounds as follows:

BEGINNING, at a 2 1/2" steel pipe corner post on the SW line of a 12 foot Alley for the North corner of Lot No. 8 and the East corner of Lot No. 9 and this tract;

THENCE, S 64° W 150.00 feet along the NW line of Lot No. 8 and along a fence to a 3/8" rebar found in the ground on the NE line of Eleventh Street for the South corner of Lot No. 9 and this tract;

THENCE, N 32° W 90.00 feet along the NE line of said Street, passing the South corner of Lot No. 10 at 60.0 feet, to a 3/8" rebar set in the ground for the West corner of this tract and the South corner of a tract described in a deed to Florene R. Bradley recorded in Volume 964, Page 668, Real Property Records of same;

THENCE, N 54° E 150.00 feet along the SE line of said Bradley Tract and parallel to the SE line of Lot No. 10, and partly along a fence to a railroad spike found in the ground 4.0 feet NE from a corner post on the SW line of said 12 foot Alley for the North corner of this tract;

THENCE, S 32° E 90.00 feet along the SW line of said Alley, passing the North corner of Lot No. 9 at 30.00 feet, to the point of beginning.

