

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 03, 2017 and recorded under Clerk's File No. 201700003826, in the real property records of KARNES County Texas, with Bertha Woodette Coleman, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Amerifirst Financial, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Bertha Woodette Coleman, an unmarried woman securing payment of the indebtedness in the original principal amount of \$160,538.00 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 Bertha Woodette Coleman. 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:

A 1.52 ACRE TRACT OF LAND ABOUT 14.3 MILES N 81 DEG W OF KARNES CITY IN KARNES COUNTY, TEXAS OUT OF SURVEY 27, ABSTRACT NO. 1, D. FLORES, ORIGINAL GRANTEE, AND BEING OUT OF A 2.56 ACRE TRACT CONVEYED FROM ELIZABETH E. TESSMAN TO MICHAEL BRUCE TESSMAN BY DEED DATED SEPTEMBER 6, 2013 AND RECORDED IN VOLUME 1145, PAGE 582 OF THE OFFICIAL PUBLIC RECORDS OF KARNES 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: 05/07/2024

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: KARNES County Courthouse, Texas at the following location: At the front door of the Karnes County Annex, 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 Bob Frisch, Vicki Rodriguez, Janice Stoner, Jodi Steen, Jo Woolsey, Jennyfer Sakiewicz, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, 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 26, 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: _____

C&M No. 44-24-00582

FILED
At 12:30 o'clock P. M.

FEB 29 2024

CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS
Jamie Dale Deputy

EXHIBIT "A"

TRACT ONE:

A 1.22 acre tract of land situated about 14.5 miles N 81 deg W of Karnes City in Karnes County, Texas, out of Survey 27, Abstract No. 1, D. Flores, original grantee, and being out of a 2.56 acre tract conveyed from Elizabeth E. Tassman to Michael Bruce Tassman by deed dated September 6, 2013 and recorded in Volume 1145, Page 582 of the Official Public Records of Karnes County, Texas, and being more particularly described as follows:

BEGINNING at a 3" pipe post found in the Northeast line of F. M. Highway 1344 (100 feet wide) and the Southwest line of said 2.56 acre tract for the west corner of a 1.62 acre tract (this day surveyed) and the South corner of this tract from which a concrete TXDOT marker found by a 3" pipe post at the West end of a cutback line at the intersection of the Northeast line of said highway and the Northwest line of County Road 387 (80 feet wide) for the South corner of said 2.56 acre tract bears S 38 deg 57' 30" E 344.92 feet;

THENCE N 39 deg 46' 20" W 358.67 feet with fence and the Northeast line of said highway and the Southwest line of said 2.56 acre tract to a chainlink corner post found for the West corner of said 2.56 acre tract and of this tract;

THENCE N 48 deg 40' 34" E 141.44 feet to a 4" cedar post found for the North corner of said 2.56 acre tract and of this tract;

THENCE S 41 deg 57' 08" E 385.62 feet with fence and the Northeast line of said 2.56 acre tract to a 3" pipe post found for the North corner of said 1.52 acre tract and the East corner of this tract;

THENCE S 49 deg 27' 41" W 155.01 feet crossing said 2.56 acre tract with fence to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD(83).

TRACT TWO:

A 1.22 acre tract of land about 14.5 miles N 81 deg W of Karnes City in Karnes County, Texas, out of survey 27, Abstract No. 1, D. Flores, original grantee, and being out of a 2.56 acre tract conveyed from Elizabeth E. Tassman to Michael Bruce Tassman by deed dated September 6, 2013 and recorded in Volume 1145, Page 582 of the Official Public Records of Karnes County, Texas, and being more particularly described as follows:

BEGINNING at a 3" pipe post found in the Northeast line of F. M. Highway 1344 (100 feet wide) and the Southwest line of said 2.56 acre tract for the South corner of a 1.22 acre tract (this day surveyed) and the West corner of this tract from which a chainlink corner post found for the West corner of said 2.56 acre tract bears N 39 deg 46' 20" W 358.67 feet;

THENCE N 49 deg 27' 41" E 155.01 feet crossing said 2.56 acre tract with fence to a 3" pipe post found for the East corner of said 1.22 acre tract and the North corner of this tract;

THENCE S 41 deg 57' 08" E 430.12 feet with fence and the Northeast line of said 2.56 acre tract to a 3" pipe post found for the East corner of said 2.56 acre tract and of this tract;

THENCE S 44 deg 10' 12" W 71.47 feet with fence and the Northwest line of County Road 387 (80 feet wide) to a concrete TXDOT marker found by a 3" pipe post at the East end of a cutback line at the intersection of the Northeast line of said county road and the Northeast line of said highway for an angle point of this tract;

THENCE N 87 deg 37' 58" W 184.88 feet with fence to a concrete TXDOT marker found by a 3" pipe post at the West end of said cutback line for the South corner of said 2.56 acre tract and of this tract;

THENCE N 39 deg 50' 30" W 344.92 feet in part with fence and with the Northeast line of said Highway and the Southwest line of said 2.56 acre tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).