

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 February 03, 2002 and recorded under Vol. 165, Page 88, or Clerk's File No. 020498, in the real property records of Jones County Texas, with Richard Massey, Husband & Helen Massey, Wife as Grantor(s) and Jim Walter Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Richard Massey, Husband & Helen Massey, Wife securing payment of the indebtedness in the original principal amount of \$61,720.00 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 Richard Massey, Husband & Helen Massey, wife. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI 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 LOT, TRACT, OR PARCEL OF LAND AND BEING THE SURFACE ESTATE ONLY, SITUATED IN JONES COUNTY, TEXAS, BEING OUT OF THE B. TREVINO SURVEY ABSTRACT NO. 350, SECTION NO. 190, JONES COUNTY, TEXAS AND BEING A PORTION OF A 230.65 ACRE TRACT CONVEYED TO IRA B. DUCK, JR., ET AL, BY DEED RECORDED IN VOL. 600, PAGE 197 OF THE DEED RECORDS OF JONES 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: 09/02/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Jones County Courthouse, Texas at the following location: At the south entrance to the Jones 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.



POSTED NOTICE

DATE 07/31/25 **TIME** 9:36am
LeeAnn Jennings

JONES COUNTY CLERK, JONES CO., TX

BY: Ariel Lozano

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 Terry Browder, Laura Browder, Jamie Osborne, Ramiro Cuevas, Charles Green, Terry Browder, Laura Browder, 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 July 28, 2025.



/s/ Kelly M. Doherty SBOT No. 24118059, 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. 44-23-3273

EXHIBIT E

All that certain lot, tract, or parcel of land and being the SURFACE ESTATE ONLY, situated in Jones County, Texas, being out of the B. TREVINO SURVEY Abstract No. 350, Section No. 190, Jones County, Texas and being a portion of a 230.65 acre tract conveyed to IRA B. DUCK, JR., et al, by Deed recorded in Vol. 600, Page 197 of the Deed Records of Jones County, Texas, and further described as follows: (Also, known as Tract #2 A of the Hawley 230 Subdivision):

BEING 2.0 acres of land out of 230.65 acre tract out of the B. Trevino Survey, # 190, Jones County, Texas and being more particularly described as follows:

BEGINNING at the Northwest corner of this tract on the South line of a public road whence the Northwest corner of the 230.65 acre tract bears S 76° 19-½' W 244.8 feet, S 75° W 1486.0 feet and N 15° W 6131.0 feet:

THENCE N 76° 19-½' E 244.8 feet with the South line of a public road to a point for a corner;

THENCE S 15° 04-½' E 355.9 feet to a point for the Southeast corner;

THENCE S 76° 19-½' W 244.8 feet to a point;

THENCE N 15° 04-½' W 355.9 feet to the PLACE OF BEGINNING and containing 2.0 acres of land.