

C&amp;M No. 44-24-02000/ FILE NOS

AUG 22 2024

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

ANN FORD COUNTY CLERK  
YOUNG COUNTY, TEXAS

**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 August 05, 2019 and recorded under Clerk's File No. 19001974, in the real property records of YOUNG County Texas, with Aurelio Romo and Mayra Flores husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, A Plainscapital Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Aurelio Romo and Mayra Flores husband and wife securing payment of the indebtedness in the original principal amount of \$150,100.00 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 Aurelio Romo, Mayra Flores. Aurora Financial Group, Inc. 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. RoundPoint Mortgage Servicing LLC is acting as the Mortgage Servicer for the Mortgagee. RoundPoint Mortgage Servicing LLC, is representing the Mortgagee, whose address is: 446 Wrenplace Road, Fort Mill, SC 29715.

**Legal Description:**

**ALL THAT CERTAIN 23.09 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE TEXAS EMIGRATION AND LAND COMPANY LANDS, SECTION 759, ABSTRACT NUMBER 764, COUNTY OF YOUNG, STATE OF TEXAS, SAID TRACT BEING ALL OF A TRACT AS DESCRIBED IN DEED TO TRICIA A. SPURLIN, FILED 31 AUGUST 2006, AND RECORDED IN VOLUME 998 PAGE 65 OF THE DEED RECORDS OF SAID YOUNG COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;**

**SALE INFORMATION**

**Date of Sale: 10/01/2024**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: YOUNG County Courthouse, Texas at the following location: Under the portico at the north entrance of the Young 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 Angela Cooper, Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Janet Pinder, Terry Browder, Laura Browder, Jamie Osborne, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Ramiro Cuevas, Jonathan Harrison, Patrick Zwiers, Angie Uselton, Dana Kamin, Misty McMillan, 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(c) 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 16, 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:



Printed Name: Donna Stockman

C&M No. 44-24-02000

**EXHIBIT "A"**

**METES AND BOUNDS DESCRIPTION  
23.09 Acre Tract**

All that certain 23.09 acre tract or parcel of land situated in the Texas Emigration and Land Company Lands; Section 759, Abstract Number 764, County of Young, State of Texas, said tract being all of a tract as described in deed to Erica A. Spurlin, filed 31 August 2006, and recorded in volume 998 page 65 of the Deed Records of said Young County, and being more particularly described as follows;

**BEGINNING** for the southwest corner of the tract being described herein at a set 1/2 inch rebar on the east line of Farm to Market Road Number 578 as described in Tract 2 a called 4.165 acre tract in deed to the State of Texas, filed 29 May 1962, and recorded in volume 382 page 415 of said deed records, said rebar being the southwest corner of said Spurlin tract, and said rebar being south 89 degrees 46 minutes 37 seconds West, a distance of 1.3 feet from a pipe fence corner post, said rebar also having NAD83 NCTZ Grid Coordinates of N-7116348.85, E-1841193.58;

**THENCE:** North 00 degrees 27 minutes 34 seconds East, with the east line of said road, a distance of 1010.75 feet to a set 1/2 inch rebar in Proffitt Road on the north line of said Section 759 for the northwest corner of this tract, from said rebar a pipe fence corner post bears South 01 degrees 04 minutes 35 seconds West, a distance of 39.8 feet;

**THENCE:** South 89 degrees 36 minutes 42 seconds East, with the north line of said Section 759 and with said Proffitt Road, a distance of 1000.25 feet to a set 1/2 inch rebar for the northeast corner of said Spurlin tract;

**THENCE:** South 00 degrees 27 minutes 43 seconds West, with the east line of said Spurlin tract, and passing at 30 feet a wood fence corner post on the south side of said Proffitt Road, and continuing on said course a total distance of 1000.08 feet to a set 1/2 inch rebar for the southeast corner of said Spurlin tract;

**THENCE:** South 89 degrees 46 minutes 37 seconds West, with the south line of said Spurlin tract, and passing at 3.5 feet a pipe fence corner post, and continuing on said course with a barbed wire fence, and passing at 278.4 feet a pipe fence corner post, and continuing on said course with said fence a total distance of 1000.32 feet to the **POINT OF BEGINNING** and containing 23.09 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

**FILED FOR RECORD**

**AUG 21 2024**

**ANN FORD, COUNTY CLERK  
YOUNG COUNTY, TEXAS**