

NO. _____ TIME 12:25 PM

C&M No. 44-25-02793/ FILE NOS

SEP 04 2025

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

By _____
CLERK OF TYLER 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 September 04, 2004 and recorded under Vol. 788, Page 243, or Clerk's File No. 04-5834, in the real property records of Tyler County Texas, with James H. Steen, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Amerigroup Mortgage Corporation, a Division of Mortgage Investors Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by James H. Steen, an unmarried man securing payment of the indebtedness in the original principal amount of \$35,900.00 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 H. Steen. PNC Bank, National Association 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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

Legal Description:

FIELD NOTES DESCRIBING A 4.004 ACRE TRACT (CALLED 4.004 ACRE) OUT OF AND A PART OF THE D. H. YOUNGBLOOD SURVEY, ABSTRACT NO. 695 AND OUT OF AND A PART OF THE H. M. SMITH SURVEY, ABSTRACT NO. 805, TYLER COUNTY, TEXAS, SAID 4.004 ACRE TRACT IS MORE FULLY DESCRIBED AND RECORDED IN VOLUME 702, PAGE 830 OF THE OFFICIAL PUBLIC RECORDS OF TYLER 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: 10/07/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Tyler County Courthouse, Texas at the following location: All that area under the steps giving access to the north entrance to the second floor of the courthouse, bounded on the south by the north wall of the courthouse building, more particularly all that area lying within 6 feet and 8 inches on either side of a line beginning at the middle of the north entrance of the first floor of the courthouse and running due north 19 feet and 6 inches, 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 Tommy Jackson, Keata Smith, Stephanie Hernandez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Agency Sales and Posting LLC, as Substitute Trustee.**

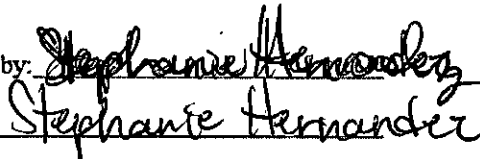
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on September 2, 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:

Printed Name:


Stephanie Hernandez

C&M No. 44-25-02793

EXHIBIT A

STATE OF TEXAS X

COUNTY OF TYLER X

FIELD NOTES DESCRIBING A 4.004 ACRE TRACT (CALLED 4.004 ACRE) OUT OF AND A PART OF THE D. H. YOUNGBLOOD SURVEY, ABSTRACT NO. 695 AND OUT OF AND A PART OF THE H. H. SMITH SURVEY, ABSTRACT NO. 905, TYLER COUNTY, TEXAS. SAID 4.004 ACRE TRACT IS MORE FULLY DESCRIBED AND RECORDED IN VOLUME 702, PAGE 830 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 4.004 ACRE TRACT, SOUTHEAST CORNER OF A 0.936 ACRE TRACT, RECORDED IN VOLUME 501, PAGE 575 OF SAID RECORDS AND IN THE NORTH LINE OF A 5.00 ACRE TRACT, RECORDED IN VOLUME 389, PAGE 664 OF SAID RECORDS.

THENCE N 05 DEG. 10 MIN. 00 SEC. E ALONG AND WITH THE EAST LINE OF SAID 0.936 ACRE TRACT AND WEST LINE OF SAID 4.004 ACRE TRACT A DISTANCE OF 199.92 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.936 ACRE TRACT AND NORTHWEST CORNER OF SAID 4.004 ACRE TRACT IN THE SOUTH RIGHT OF WAY LINE OF A COUNTY MAINTAINED ROAD CR-4570.

THENCE N 09 DEG. 14 MIN. 29 SEC. E ALONG AND WITH THE NORTH LINE OF SAID 4.004 ACRE TRACT AND SOUTH RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 864.06 FEET TO A 4" SQUARE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID 4.004 ACRE TRACT AND NORTHWEST CORNER OF THE JOHN F. AUTRY 4.34 ACRE TRACT, RECORDED IN VOLUME 447, PAGE 985 OF SAID RECORDS.

THENCE S 0 DEG. 13 MIN. 40 SEC. W ALONG AND WITH THE EAST LINE OF SAID 4.004 ACRE TRACT AND WEST LINE OF SAID 4.34 ACRE TRACT A DISTANCE OF 200.51 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 4.004 ACRE TRACT AND AN "ELL" CORNER OF SAID 4.34 ACRE TRACT.

THENCE S 09 DEG. 10 MIN. 20 SEC. W ALONG AND WITH THE SOUTH LINE OF SAID 4.004 ACRE TRACT AND NORTH LINE OF SAID AUTRY TRACT A DISTANCE OF 461.21 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF AUTRY 5.00 ACRE TRACT, RECORDED IN VOLUME 447, PAGE 985 OF SAID RECORDS AND NORTHWEST CORNER OF A 1.00 ACRE TRACT, RECORDED IN VOLUME 389, PAGE 661 OF SAID COUNTY DEED RECORDS.

THENCE S 09 DEG. 23 MIN. 46 SEC. W CONTINUING ALONG AND WITH THE SOUTH LINE OF SAID 4.004 ACRE TRACT, NORTH LINE OF SAID 1.00 ACRE TRACT A DISTANCE OF 440.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.004 ACRES OF LAND.

BEARINGS ARE IN RELATION TO THE WEST LINE OF SAID 4.004 ACRE TRACT CALLED N 05 DEG. 10 MIN. 00 SEC. E IN SAID DEED OF RECORD. THIS FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT BASED ON THIS SURVEY.

SURVEYED DECEMBER 2001. BY JOHN H. MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221.