

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 14, 2024 and recorded under Clerk's File No. 2024-145237, in the real property records of Hardin County Texas, with Jody Buckley, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jody Buckley, single man securing payment of the indebtedness in the original principal amount of \$259,461.00 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 Jody Buckley. Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING A 1.00 ACRE TRACT IN AND A PART OF THE FRANCISCO ARRIOLA LEAGUE, ABSTRACT NUMBER 02, IN HARDIN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN VOLUME 1418, PAGE 659, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 08/05/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Hardin County Courthouse, Texas at the following location: Commissioners' Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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, Margie Allen, Angelia Brooks, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, 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 June 30, 2025.

/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: Stephanie Hernandez 7/3/2025
Printed Name: Stephanie Hernandez

C&M No. 44-25-02092

EXHIBIT "A"

BEING A 1.00 ACRE TRACT IN AND A PART OF THE FRANCISCO ARRIOLA LEAGUE, ABSTRACT NUMBER 02, IN HARDIN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN VOLUME 1418, PAGE 659, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN BEING DESCRIBED, SAID 1/2" IRON PIPE IS MARKING THE NORTHEAST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND, NO DEED FOUND, IN PROPERTY ID NUMBER 152, OF THE HARDIN COUNTY APPRAISAL DISTRICT, SAID 1/2" IRON PIPE IS MARKING A POINT ON THE WEST RIGHT OF WAY LINE OF S. BLANTON ROAD, SAID 1/2" IRON PIPE HAS A STATE PLANE COORDINATE VALUE OF N=10116163.37 AND E=4227176.51;

THENCE, SOUTH 86 DEG. 42 MIN. 16 SEC. WEST, ALONG THE NORTH LINE OF THE SAID CALLED 1.00 ACRE TRACT OF LAND, FOR A DISTANCE OF 292.25 FEET TO A 1-1/4" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN BEING DESCRIBED, SAID 1-1/4" IRON PIPE IS MARKING THE NORTHWEST CORNER OF THE SAID CALLED 1.00 ACRE TRACT OF LAND, SAID 1-1/4" IRON PIPE IS MARKING A POINT ON THE EAST LINE OF A CALLED 1.55 ACRE TRACT OF LAND, NO DEED FOUND, IDENTIFIED AS PROPERTY ID NUMBER 93389, OF THE HARDIN COUNTY APPRAISAL DISTRICT;

THENCE, NORTH 02 DEG. 05 MIN. 44 SEC. WEST, ALONG THE EAST LINE OF THE SAID CALLED 1.55 ACRE TRACT OF LAND, FOR A DISTANCE OF 148.79 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE TRACT HEREIN BEING A DESCRIBED, SAID 1/2" IRON PIPE IS MARKING A POINT ON THE SOUTH LINE OF WOODLAND HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 53, OF THE MAP RECORDS OF HARDIN COUNTY, TEXAS, SAID 1/2" IRON PIPE IS MARKING THE NORTHEAST CORNER OF THE SAID CALLED 1.55 ACRE TRACT OF LAND;

THENCE, NORTH 86 DEG. 42 MIN. 34 SEC. EAST, ALONG THE SOUTH LINE OF THE SAID WOODLAND HEIGHTS SUBDIVISION, FOR A DISTANCE OF 294.42 FEET TO A 3/4" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE TRACT HEREIN BEING DESCRIBED, SAID 3/4" IRON PIPE IS MARKING THE SOUTHEAST CORNER OF THE SAID WOODLAND HEIGHTS SUBDIVISION, SAID 3/4" IRON PIPE IS MARKING A POINT ON THE WEST RIGHT OF WAY LINE OF S. BLANTON ROAD;

THENCE, SOUTH 01 DEG. 15 MIN. 41 SEC. EAST, ALONG THE WEST RIGHT OF WAY LINE OF S. BLANTON ROAD, FOR A DISTANCE OF 148.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND.

COANIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Chrysmes*

2025 JUL -3 AM 10:08

FILED FOR RECORD