

2025 JUL 14 AM 9:45

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, 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 July 14, 2016 and recorded under Clerk's File No. 201611438, in the real property records of Tom Green County Texas, with Casey Alexander, a single man, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens State Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Casey Alexander, a single man, securing payment of the indebtedness in the original principal amount of \$183,200.00 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 Casey Alexander. Arvest Bank, Successor in Interest by Merger to Arvest Central Mortgage 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. Arvest Bank F/K/A Arvest Central Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Arvest Bank F/K/A Arvest Central Mortgage Company, is representing the Mortgagee, whose address is: 500 Broadway St, Little Rock, AR 72201.

Legal Description:

TRACT 1: BEING 3.02 ACRES OF LAND, MORE OR LESS, OUT OF CHRISTIAN SANDERS SURVEY 316, ABSTRACT NO. 1868, TOM GREEN COUNTY, TEXAS, AND SAID 3.02 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

TRACT 2: BEING 1.00 ACRE OF LAND, MORE OR LESS, OUT OF CHRISTIAN SANDERS SURVEY 316, ABSTRACT NO. 1868, TOM GREEN COUNTY, TEXAS, AND SAID 1.00 ACRE ALSO BEING A PART OF A 4.00 ACRE TRACT CONVEYED BY G. O. BENNETT AND WIFE, EMMA GERTRUDE BENNETT TO S.A. MCBURNETT BY DEED RECORDED IN VOLUME 237, PAGE 568, DEED RECORDS, TOM GREEN COUNTY, TEXAS, SAID 1.00 ACRE 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: 09/02/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Tom Green County Courthouse, Texas at the following location: At the foyer of the Edd B. Keyes Building or in the event the Keyes Building is closed, at the South entrance of the Keyes Building, or the most recently designated by the County Commissioner's Court office.

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.

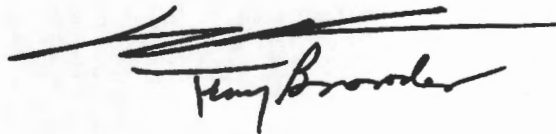
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee 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 Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, 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

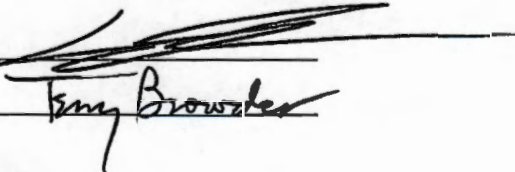
Executed on 07/10/2025.



/s/ Danya F. Gladney SBOT No. 24059786, 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. 44-25-011270

EXHIBIT "B"

Being 1.00 acre of land, more or less, out of Christian Sanders Survey 316, Abstract No. 1868, Tom Green County, Texas, and said 1.00 acre also being a part of a 4.00 acre tract conveyed by G.O. Bennett and wife, Emma Gertrude Bennett To S.A. Mc Burnett by deed recorded in Volume 237, Page 568, Deed Records, Tom Green County, Texas, said 1.00 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at the northeast corner of this tract also being the southeast corner of a 3.02 acre tract described this day by me as Exhibit "A", in the southwesterly right-of-way of Grape Creek Road;

THENCE S 19° 42' 03" E 193.51 feet along the northeasterly line of this tract and the southwesterly right-of-way of said Grape Creek Road to a found 1" iron pipe in the north line of 34th Street for the southeast corner of this tract;

THENCE S 64° 47' 23" W 194.67 feet generally along a fence and the southeasterly line of this tract, also being in the north right-of-way of said 34th Street to a point for the southwest corner of this tract from which a 2" iron pipe fence corner post bears S 64° 35' 45" W 2.47 feet and a 2 1/2" iron pipe fence corner post bears N 79° 15' 05" E 1.17 feet;

THENCE N 35° 15' 00" W 207.00 feet generally along a fence and the southwesterly line of this tract to a 2 1/2" fence corner post found for the northwest corner of this tract;

THENCE N 59° 33' 00" E 247.41 feet along the northwesterly line of this tract and the southeasterly line of said 3.02 acre tract to the place of beginning and containing 1.00 acre of land.

Surveyed on the ground under my supervision according to the Minimum Standards of the Professional Land Surveying Practices Act and General Rules of Procedures and Practices set forth by the Texas Board of Professional Land Surveying.