

Filed 5th day of January
in 2023, At 2:39 P M.
JODI MORGAN
County Clerk, Milam County, Texas
By Jancy Schneider
Deputy

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., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 16, 2015 and recorded under Vol. 1266, Page 581, in the real property records of MILAM County Texas, with Terry Johnson, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First National BankTexas DBA First Community Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Terry Johnson, a single person securing payment of the indebtedness in the original principal amount of \$71,677.00 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 Terry Johnson. THE MONEY SOURCE 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. The Money Source Inc. is acting as the Mortgage Servicer for the Mortgagee. The Money Source Inc., is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

Legal Description:

BEING A 1.00 ACRE TRACT OF LAND IN THE AUGUSTINE W. SILLAVEN SURVEY, ABSTRACT NO. 326, MILAM COUNTY, TEXAS AND BEING ALL THAT CERTAIN 1.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SHIRLEY WILSON, RECORDED IN VOLUME 481, PAGE 339 OF THE DEED RECORDS OF MILAM COUNTY, TEXAS (DRMCT), SAID 1.00 ACRE TRACT BEING SHOWN ON ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 03/07/2023

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: MILAM County Courthouse, Texas at the following location: The east door of the Milam County Courthouse at 107 West Main Street in Cameron, 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,"



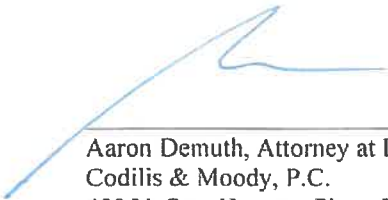
“WHERE IS” condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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 Pete Florez, Kristopher Holub, Aarti Patel, Maryna Danielian, Kathleen Adkins, Bobby Brown, Brett Adams, Florence Rosas, Garrett Sanders, John Latham, John W. Latham, Michael Latham, Orlando Rosas, Tobey Latham, Zachary Florez, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200



Aaron Demuth, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

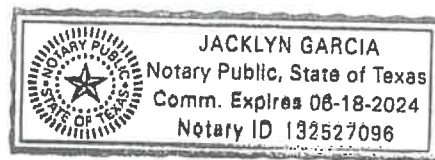
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Aaron Demuth as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 4th day of January, 2023.



Notary Public Signature



Posted and filed by: 

Printed Name: Pete Florez

EXHIBIT "A"

Being a 1.00 acre tract of land in the Augustine W. Sillaven Survey, Abstract No. 326, Milam County, Texas and being all of that certain 1.0 acre tract of land described in a deed to Shirley Wilson, recorded in Volume 481, Page 339 of the Deed Records of Milam County, Texas (DRMCT), Said 1.00 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod at the northwest corner of above mentioned 1.0 acre tract, same being the southwest corner of a 0.248 acre tract of land to Bobby Randall Wilson recorded in Volume 548, Page 826 of the Official Records of Milam County, Texas (ORMCT), being in the east line of a 29.18 acre tract of land to Adam Vezorak (420/599 DRMCT); at or near the west line of said Sillaven Survey, same being the east line of the John B. Burnhill I Survey, Abstract No 84;

THENCE along the north line of said 1.0 acre tract, same being the south line of said 0.248 acre tract and along a boundary line of a 63.342 acre tract of land to Adam Vezorak (562/222 ORMCT), North 56 degrees 56 minutes 01 seconds East, a distance of 208.97 feet to a found 3/8" iron rod at a corner post;

THENCE along the east line of said 1.0 acre tract, same being a boundary line of said 63.342 acre tract, South 33 degrees 06 minutes 50 seconds East, a distance of 208.58 feet to a found 3/8" iron rod. at an x-tie corner post;

THENCE along the south line of said 1.0 acre tract, same being a boundary line of said 63.342 acre tract, South 56 degrees 45 minutes 30 seconds West and generally along a fence, at a distance of 181.92 feet passing an x-tie corner post in the north line of County Road No. 347 Loop at its turn to the south, continuing along said course for a total distance of 208.54 feet to a found 5/8" iron rod at the southeast corner of said Vezorak 29.18 acre tract, at or near the west line of said Sillaven Survey, same being the east line of said Burnhill Survey;

THENCE along the west line of said 1.0 acre tract, same being the east line of a 29.18 acre tract, at or near said survey line and generally along a fence, North 33 degrees 13 minutes 49 seconds West, a distance of 209.22 feet to the POINT OF BEGINNING containing, 1.00 acre of land more or less.