

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

2023 SEP -7 AM 11:51

**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.**

FRANIE BECTON  
CLERK  
HARDIN COUNTY, TEXAS  
*[Signature]*

Matter No.: 115585-TX

Date: September 5, 2023

County where Real Property is Located: Hardin

ORIGINAL MORTGAGOR: CALEB A MODZELEWSKI AND ASHLEY N MODZELEWSKI,  
HUSBAND AND WIFE AS COMMUNITY PROPERTY

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR FRANKLIN AMERICAN  
MORTGAGE COMPANY, A TENNESSEE CORPORATION, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: CITIZENS BANK NA F/K/A RBS CITIZENS NA

MORTGAGE SERVICER: CITIZENS BANK, N.A.

DEED OF TRUST DATED 6/15/2018, RECORDING INFORMATION: Recorded on 6/19/2018, as Instrument No. 2018-86107

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING LOTS ONE (1), THROUGH AND INCLUDING EIGHT (8), IN BLOCK NUMBER ELEVEN (11), OF THE ADDITION KNOWN AS**

**THE ALLUMS FIRST WILLIAMS ADDITION TO THE TOWN OF KOUNTZE, HARDIN COUNTY, TEXAS, ACCORDING TO THE MAP**

**OR PLAT OF RECORD OF SAID ADDITION IN VOLUME 1, PAGE 192, OF THE MAP OR PLAT RECORDS, HARDIN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/7/2023**, the foreclosure sale will be conducted in **Hardin** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

CITIZENS BANK, N.A. is acting as the Mortgage Servicer for CITIZENS BANK NA F/K/A RBS CITIZENS NA who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CITIZENS BANK, N.A., as Mortgage Servicer, is representing the Mortgagee, whose address is:

CITIZENS BANK NA F/K/A RBS CITIZENS NA  
c/o CITIZENS BANK, N.A.  
One Citizens Plaza




Matter No.: 115585-TX

Providence, RI 02903

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.

**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 REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KEATA SMITH, MARGIE ALLEN, KYLE BARCLAY, ANGIE BROOKS, AUCTION.COM, STEPHANIE HERNANDEZ, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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.**

By:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
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866-931-0036