

1847 Highway 96 South, Lumberton, TX 77657

FILED FOR RECORD

2026 FEB 19 PM 1:21

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

CONNIE BECTON
COUNTY CLERK
HARDIN 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.

1. Date, Time, and Place of Sale.

Date: 04/07/2026
Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Hardin County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 27, 2005 and recorded in the real property records of Hardin County, TX and is recorded under Clerk's Book 1501, Page 441 with William A. Miller and Theresa L. Miller (grantor(s)) and Centex Home Equity Company, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by William A. Miller and Theresa L. Miller, securing the payment of the indebtedness in the original amount of \$52,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Soundview Home Loan Trust 2005-CTX1 Asset-Backed Certificates, Series 2005-CTX1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A TRACT OR PARCEL CONTAINING 0.37 ACRES OF LAND OUT OF AND A PART OF THE M. PEVETO SURVEY, ABSTRACT NUMBER 419, HARDIN COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A 23.25 ACRE TRACT AS CONVEYED BY MRS. ALICE KEITH TO E. E. COCO BY DEED DATED AUGUST 13, 1943, RECORDED IN VOLUME 162, PAGE 475 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS AND ALSO BEING OUT OF AND A PART OF A TRACT CONVEYED FROM H. M. SHREVE, AND WIFE, ISKA SHREVE TO KENNETH C. GORE, AND WIFE, ZONA MAE GORE, RECORDED IN VOLUME 352, PAGE 94, OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 0.80 ACRE TRACT RECORDED IN VOLUME 699, PAGE 403 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS HIGHWAY 96 SOUTH;

THENCE, NORTH 88 DEGREES 48 MIN. 23 SEC. EAST, ALONG THE SOUTH LINE OF SAID 0.80 ACRE TRACT FOR A DISTANCE OF 172.61 FEET TO A 3/4-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A 1.00 ACRE TRACT RECORDED IN VOLUME 358, PAGE 366 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, SOUTH 02 DEGREES 20 MIN. 45 SEC. WEST, ALONG THE WEST LINE OF SAID 1.00 ACRE TRACT FOR A DISTANCE OF 99.24 FEET TO A 3/4-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A 1.34 ACRE TRACT RECORDED IN VOLUME 409, PAGE 546 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 32 MIN. 01 SEC. WEST, ALONG THE NORTH LINE OF SAID 1.34 ACRE TRACT FOR A DISTANCE OF 154.66 FEET TO A 3/4-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 96 SOUTH;

THENCE, NORTH 07 DEGREES 57 MIN. 16 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 96 SOUTH FOR A DISTANCE OF 100.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.37 ACRES OF LAND.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Soundview Home Loan Trust 2005-CTX1 Asset-Backed Certificates, Series 2005-CTX1
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq, or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or Abstracts/Trustees of Texas, LLC, or XOME Inc and Tejas Corporate Services LLC, whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067, or Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez, as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

2/11/2026

Executed on

/s/Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.,
Justin Ritchie, Esq.
Jeffrey Kramer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

2-19-2026

Executed on

Margie Allen

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Agency Sales and Posting LLC, OR AUCTION.COM
LLC, OR Margie Allen, Angie Brooks, Tommy
Jackson, Keata Smith or Stephanie Hernandez
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Margie Allen, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-19-26 I filed at the office of the Hardin County Clerk and caused to be posted at the Hardin County courthouse this notice of sale.

Margie Allen
Declarants Name: Margie Allen
Date: 2/19/26