

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED FOR RECORD
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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 April 25, 2011 and recorded under Clerk's File No. 2011-19808, in the real property records of HARDIN County Texas, with Larry E James, single man as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Larry E James, single man securing payment of the indebtedness in the original principal amount of \$108,326.00 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 Larry E James. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

BEING A TRACT OR PARCEL CONTAINING 4.92 ACRES OF LAND OUT OF AND A PART OF THE T. R. EDMONDSON SURVEY, ABSTRACT NUMBER 200, HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 27.50 ACRE TRACT RECORDED IN VOLUME 116, PAGE 383, DEED RECORDS OF HARDIN COUNTY, TEXAS, AND BEING THAT SAME CALLED 5.00 ACRE TRACT RECORDED IN VOLUME 147, PAGE 66, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 4.92 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 06/06/2023

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 Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith, Stephanie Hernandez, Angie Brooks, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(c) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on April 17, 2023.

/s/ Olufunmilola Oyekan ARDC# 24084552, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Tommy Jackson
Printed Name: Tommy Jackson

C&M No. 44-23-0851

EXHIBIT A

Being a tract or parcel containing 4.92 acres of land out of and a part of the T. E. Edmonson Survey, Abstract Number 200, Hardin County, Texas, and also being out of and a part of a 27.50 acre tract recorded in Volume 116, Page 383, Deed Records of Hardin County, Texas, and being that same called 5.00 acre tract recorded in Volume 147, Page 66, Deed Records of Hardin County, Texas, said 4.92 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an axle found being North 89 deg. 36 min. 12 sec. East, a distance of 306.45 feet from a 2-inch iron pipe found at the Southwest corner of said 27.50 acre tract, also being the Southwest corner of said 4.92 acre tract;

THENCE, North 89 deg. 49 min. 24 sec. East, along the South line of said 27.50 acre tract for a distance of 239.51 feet to a 5/8-inch iron rod found for corner;

THENCE, North 89 deg. 34 min. 53 sec. East, along the South line of said 27.50 acre tract for a distance of 367.13 feet to a 1/2-inch iron rod set in the West right-of-way line of a public road known as Moye Road;

THENCE, North, (basis of bearings) along the West right-of-way line of said Moye Road for a distance of 354.77 feet to a 2-inch iron pipe found for corner;

THENCE, North 89 deg. 55 min. 19 sec. West, along the residue of said 27.50 acre tract for a distance of 454.92 feet to a 1-inch iron pipe found for corner;

THENCE, North 89 deg. 34 min. 08 sec. West, along the residue of said 27.50 acre tract for a distance of 151.93 feet to a 2-inch iron pipe found for corner;

THENCE, South 00 deg. 02 min. 03 sec. East, along the residue of said 27.50 acre tract for a distance of 354.59 feet to the POINT OF BEGINNING and containing 4.92 acres of land.