

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARDIN County

Deed of Trust Dated: January 5, 2021

Amount: \$234,000.00

Grantor(s): BRITTANY MERIMON and MICHAEL MERIMON

Original Mortgagee: FIRST NATIONAL BANK OF KEMP

Current Mortgagee: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

Mortgagee Servicer and Address: c/o NEWREZ MORTGAGE LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2021-110852

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; SAVE AND EXCEPT EXHIBIT "B" ALSO ATTACHED

Date of Sale: March 3, 2026 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARDIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, TOMMY JACKSON, RON HARMON, KEATA SMITH, MARGIE ALLEN, ANGELIA BROOKS, TIFFANY BEGGS, CARY CORENBLUM, KYLE BARCLAY, KRISTOPHER HOLUB, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, STEPHANIE HERNANDEZ OR JOSHUA SANDERS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS, AMY BEAULIEU, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC., TIFFANY SANDVICK have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2024-001641

Printed Name:

Margie Allen

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850

Addison, TX 75254

CONNIE DECTON
COUNTY CLERK
HARDIN COUNTY
Beverly Howard

2026 JAN 29 PM 2:02

FILED FOR RECORD

EXHIBIT "A"

Being a 6.73 acre tract of land out of the J.T. Franklin Survey, A-215, Hardin County, Texas and being part of a 7.48 acre tract recorded in Volume 1346, Page 797, Official Public Records, Hardin County, Texas, said 6.73 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod capped RPLS 2512 found at the northeast corner of a 7.48 acre tract and being the southeast corner of a 5.01 acre tract recorded in Volume 1347, Page 103, Official Public Records, Hardin County, Texas and being in the west right of way line of a public known as South Williford Road, said 1/2" iron rod having a State Plane Coordinate value of Y=10145316.30 and X=42064495.02;

THENCE South 41° 41' 34" East, along the west right of way line of South Williford Road for a distance of 598.73 feet to a bent 1/2" iron rod found at the northeast corner of a 1.35 acre tract recorded in Clerk's File # 2017-73764, Official Public Records, Hardin County, Texas;

THENCE South 50° 24' 40" West, along the north line of said 1.35 acre tract for a distance of 200.00 feet to a 1/2" iron rod capped RPLS 2512 found for the northwest corner of the 1.35 acre tract;

Thence South 39° 35' 20" East, along the west line of said 1.35 acre tract for a distance of 223.69 feet to a 1/2" iron rod capped RPLS 2512 found in the north line of a 9.68 acre tract recorded in Volume 616, Page 247, Deed Records, Hardin County, Texas;

THENCE South 85° 48' 06" West along the north line of said 9.68 acre tract for a distance of 409.45 feet to a 2" iron pipe found at the most southerly southwest corner of said 7.48 acre tract;

THENCE North 03° 02' 23" West, along the most southerly west line of said 7.48 acre tract for a distance of 318.12 feet to a 3/8" iron rod found for an interior corner of said 7.48 acre tract;

THENCE South 83° 52' 24" West, along the westerly south line of said 7.48 acre tract for a distance of 180.43 feet to a 1/2" iron rod capped RPLS 2512 set for corner;

THENCE North 26° 05' 31" West, along the residue of said 7.48 acre tract for a distance of 212.93 feet to a 1/2" iron rod capped RPLS 2512 set in the south line of said 5.01 acre tract;

THENCE North 45° 53' 10" East, along the south line of said 5.01 acre tract for a distance of 171.22 feet to a 1/2" iron rod capped RPLS 2512 found for corner;

THENCE North 48° 18' 26" East, along the south line of said 5.01 acre tract for a distance of 252.68 feet to the POINT OF BEGINNING and containing 6.73 acres of land, more or

less.

**Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone
(4203) NAD 83 Grid scale factor 0.99990922**

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

EXHIBIT "B"



TEXAS SURVEYOR



Daniel J. Worrick, R.P.L.S.

State of Texas

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County of Hardin

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Field notes describing a 0.93 acre tract out of a called 6.73 acre tract recorded in File Number 2021-110431, Official Public Records of Hardin County, Texas, in the J T Franklin Survey, Abstract 215, Hardin County, Texas.

All bearings, distances and acreage are grid and are referenced to the State Plane coordinate system, Texas Central Zone, NAD 27, U.S. Survey Feet. The mapping angle for this project is $+03^{\circ} 17' 16''$ and the scale factor is 0.999944954. See accompanying plat.

BEGINNING at a 1/2 inch iron rod found in the west line of South Williford Road (50 foot R.O.W.), at the northeast corner of a called 1.35 acre tract recorded in File Number 2017-73764, Official Public Records of Hardin County, Texas and at a southeast corner of said called 6.73 acre tract. Said iron rod has a State Plane coordinate value of N:302293.19 and E:3910408.58.

THENCE S $48^{\circ} 51' 11''$ W with the northwest line of said called 1.35 acre tract and a southeast line of said called 6.73 acre tract a distance of 200.12 feet to a 1/2 inch iron rod found at the northwest corner of said called 1.35 acre tract and an interior corner of said called 6.73 acre tract.

THENCE S $89^{\circ} 57' 28''$ W over and across said called 6.73 acre tract a distance of 107.38 feet to a 5/8 inch iron rod set with cap marked "S&J INC."

THENCE N $10^{\circ} 03' 13''$ E continuing over and across said called 6.73 acre tract a distance of 211.28 feet to a 5/8 inch iron rod set with cap marked "S&J INC."

THENCE N $66^{\circ} 29' 47''$ E continuing over and across said called 6.73 acre tract a distance of 115.65 feet to a 5/8 inch iron rod with cap marked "S&J INC." set in an east line of said called 6.73 acre tract and the west line of said South Williford Road.