

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., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 07, 2021 and recorded under Clerk's File No. 138159, in the real property records of DEWITT County Texas, with Jacqueline Mitchell, A Single Person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for University Federal Credit Union, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jacqueline Mitchell, A Single Person securing payment of the indebtedness in the original principal amount of \$164,957.00 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 Jacqueline Mitchell. NewRez LLC 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:

THIS IS THE DESCRIPTION OF 0.186 ACRE OF LAND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CUERO IN DEWITT COUNTY, TEXAS. THIS 0.186 ACRE IS THE SAME PROPERTY DESCRIBED AS ALL OF LOT THREE (3) AND THE SOUTH ONE-HALF (1/2) OF LOT TWO (2) IN BLOCK ONE (1) OF THE J.J. SUMMERS ADDITION OF THE CITY OF CUERO IN EXECUTOR'S DISTRIBUTION DEED DATED APRIL 9, 2010 FROM MARVIN RAY TIPPIT, INDEPENDENT EXECUTOR OR THE ESTATE OF CHARLENE TIPPIT, DECEASED, TO MARVIN RAY TIPPIT, RECORDED IN VOLUME 308, PAGE 443 OF THE DEWITT COUNTY OFFICIAL PUBLIC RECORDS. THE PLAT OF SAID ADDITION WAS FILED OF RECORD MAY 13, 1947 AND RECORDED IN VOLUME 124, PAGE 334 OF DEWITT COUNTY DEED RECORDS. THIS 0.186 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 07/07/2026

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: DEWITT County Courthouse, Texas at the following location: 307 N Gonzales St., Cuero, TX 77954

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.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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** Suzanne Sakiewicz, Arnold Mendoza, Alexis Mendoza, ServiceLink Auction, LLC, or Codilis & Moody, P.C., 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.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on April 22, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Printed Name:


Suzanne Sakiewicz

C&M No. 44-26-01757

EXHIBIT "A"

0.186 ACRE

STATE OF TEXAS COUNTY OF DEWITT

This is the description of 0.186 acre of land located within the corporate limits of the City of Cuero in DeWitt County, Texas. This 0.186 acre is the same property described as all of Lot Three (3) and the south one-half (1/2) of Lot Two (2) in Block One (1) of the J. J. Summers Addition to the City of Cuero in Executor's Distribution Deed dated April 9, 2010 from Marvin Ray Tippit, Independent Executor of the Estate of Charlene Tippit, deceased, to Marvin Ray Tippit, recorded in Volume 308, Page 443 of the DeWitt County Official Public Records. The plat of said addition was filed of record May 13, 1947 and recorded in Volume 124, Page 334 of the DeWitt County Deed Records. This 0.186 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 1/4" iron rod found near a chain-link fence corner post located in the westerly line of Benton Street (originally shown as Terrel Street on said plat) marking the southeast corner of Lot 3 and the northeast corner of Lot 4 in Block 1 of the J. J. Summers Addition;

THENCE along the common line between Lots 3 and 4, and with a chain-link fence, South 79 deg. 31 min. 50 sec. West 110.45 feet to the southwest corner of Lot 3 and the northwest corner of Lot 4, from which the chain-link fence corner post bears North 79 deg. 31 min. 50 sec. East 0.4 feet;

THENCE along the west line of Lots 3 and 2, the same being the west line of the said Block 1, North 00 deg. 19 min. 37 sec. East 74.87 feet to a 2" iron pipe found in the north end of a concrete curb marking the northwest corner of this 0.186 acre tract being described, the same being the southwest corner of the Marsha M. Bauer tract described in Volume 249, Page 308 of the DeWitt County Official Public Records;

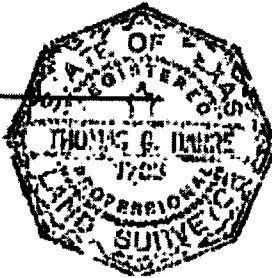
THENCE crossing Lot 2 along the south line of the said Bauer tract, North 79 deg. 34 min. 38 sec. East 109.99 feet to a 1/2" iron pipe found marking the southeast corner of the Bauer tract and the northeast corner of this tract being described, located in the westerly line of the aforesaid Benton Street;

THENCE along the westerly line of said street, the same being the easterly line of Lots 2 and 3, SOUTH 74.70 feet to the **PLACE OF BEGINNING** containing within these metes and bounds 0.186 acre of land.

The foregoing fieldnotes and the attached plat were prepared from measurements made on the ground under my direction December 9, 2010.

Thomas G. Barro

Thomas G. Barro
Registered Professional Land Surveyor No. 1785
Yoakum, Texas
(361) 293-5151



2026-007

Filed for Record

This, the 23 day of April, 2026
at 1:30 o'clock P M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

Kristin Olesby
DEPUTY