

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 March 28, 2023 and recorded under Vol. 1341, Page 0285, or Clerk's File No. 2023-01076, in the real property records of LEE County Texas, with Brandon Tuel joined herein pro forma by his spouse Shannon Tuel as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Brandon Tuel joined herein pro forma by his spouse Shannon Tuel securing payment of the indebtedness in the original principal amount of \$243,508.00 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 Brandon Tuel. SWBC Mortgage Corporation 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

SURVEY OF 1.03 ACRES OF LAND PURPORTED TO BE IN THE JOHN F. EASLEY SURVEY, ABSTRACT NUMBER 9, IN LEE COUNTY, TEXAS, THE HEREIN DESCRIBED 1.03 ACRES LAND BEING ALL OF THAT CALLED 1.03 ACRES OF LAND DESCRIBED TO PENNYMAC LOAN SERVICE, LLC IN THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN VOLUME 1324, PAGE 851, REAL PROPERTY RECORDS LEE COUNTY, TEXAS, THE HEREIN DESCRIBED 1.03 ACRES OF LAND BEING SHOWN ON A SKETCH HERewith AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

FILED AND RECORDED

SALE INFORMATION

DEC 30 2024

Date of Sale: 03/04/2025

Earliest Time Sale Will Begin: 1:00 PM



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

Location of Sale: The place of the sale shall be: LEE County Courthouse, Texas at the following location: At the West side of 843 E. Industry (the county clerk's building) for foreclosure sales, 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 Pete Florez, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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 December 27, 2024.

FILED AND RECORDED

DEC 30 2024



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Pete Florez

Printed Name: Pete Florez

C&M No. 44-24-03575

EXHIBIT A

SURVEY OF 1.03 ACRES OF LAND PURPORTED TO BE IN THE JOHN F. EASLEY SURVEY, ABSTRACT NUMBER 9, IN LEE COUNTY, TEXAS, THE HEREIN DESCRIBED 1.03 ACRES LAND BEING ALL OF THAT CALLED 1.03 ACRES OF LAND DESCRIBED TO PENNYMAC LOAN SERVICE, LLC IN THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED AS RECORDED IN VOLUME 1324, PAGE 851, REAL PROPERTY RECORDS LEE COUNTY, TEXAS, THE HEREIN DESCRIBED 1.03 ACRES OF LAND BEING SHOWN ON A SKETCH HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WA3567-2023)

BEGINNING at a one-half inch iron rod found having grid coordinates in United States survey feet of North(y): 10139115.570, East(x): 3374242.761, a part of the state plane coordinate system Texas Central Zone 4203, North American Datum 1983, for the northeast corner of the herein described 1.03 acres and said Pennymac 1.03 acres of land, same being the upper northwest corner of that called 16.750 acres of land described to Michael Wiederhold and wife, Lola Wiederhold in that certain Warranty Deed with Vendor's Lien recorded in Volume 1062, Page 530, Real Property Records Lee County, Texas, same being a point on the southeast right of way line of East Farm to Mark 696;

THENCE along the common dividing line of said Pennymac 1.03 acres of land and said Wiederhold 16.750 acres of land the following two (2) courses:

- 1) South 22°35'23" East, a distance of 226.82 feet to an approximate two-and one-half-inch steel fence post found for the southeast corner of the herein described 1.03 acres and said Pennymac 1.03 acres of land, same being an interior angle corner of said Wiederhold 16.750 acres of land;
- 2) South 65°30'44" West, a distance of 207.60 feet to an approximate two-and one-half inch steel fence post for the southwest corner of the herein described 1.03 acres and said Pennymac 1.03 acres of land, same being a lower northwest corner of said Wiederhold 16.750 acres of land, same being the east line of that called 16.182 acres of land as described by metes and bounds in Volume 790, Page 796, Official Records Lee County, Texas, and being more particularly described to Michael A Wiederhold and Lola M Wiederhold in that certain Purchase Agreement recorded in Volume 1241, Page 001, Real Property Records Lee County, Texas;

THENCE North 22°36'10" West, a distance of 208.37 feet along the common diving line of said Pennymac 1.03 acres of land and said Wiederhold 16.182 acres of land to a point not set for the northwest corner of the herein described 1.03 acres and said Pennymac 1.03 acres of land, same being the northeast corner of said Wiederhold 16.182 acres of land, same being a point on the southeast curving right of way line of said Farm to Market 696, from which a one-half inch iron pipe found for reference bears: North 22°36'10" West, a distance of 0.45 feet;

THENCE along the curving common dividing line of said Pennymac 1.03 acres and the southeast right of way line of said Farm to Market 696, along a curve to the left having the following curve elements: Delta Angle of 03°05'17" Arc Length of 209.10 feet, a Radius of 3879.72 feet, the chord of which bears: North 60°27'16" East, and a Chord Distance of 209.08 feet to the POINT OF BEGINNING and containing 1.03 acres of land, more or less, within these metes and bounds.

FILED AND RECORDED

DEC 30 2024



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS