

FILED
AT 10:40 O'CLOCK 4 AM

NOV 26 2025

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

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 November 08, 2018 and recorded under Clerk's File No. 2018-00374301, in the real property records of Angelina County Texas, with Fabiola Washington and Brian Keith Washington, Jr, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Austin Bank, Texas National Association, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Fabiola Washington and Brian Keith Washington, Jr, husband and wife securing payment of the indebtedness in the original principal amount of \$107,341.00 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 Fabiola Washington, Brian Keith Washington, Jr. Newrez LLC d/b/a Shellpoint Mortgage Servicing 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 ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J. R. CHAVANO SURVEY, ABSTRACT NO. 10 AND BEING ALL THAT CERTAIN CALLED LOT 7, BLOCK 1 IN THE JOHN O'HARA ADDITION AS RECORDED IN CABINET A ON SLIDE 103-A OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS (TRACT NO. ONE) AND ALL THAT CERTAIN CALLED 0.1786 ACRE TRACT (A PART OR PORTION OF LOT 8, BLOCK 1 OF THE SAID JOHN O'HARA ADDITION) -TRACT NO. TWO, BOTH CONVEYED TO LAUREL LEANN HENDRICK IN DOCUMENT NO. 2008-00243761 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 01/06/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Angelina County Courthouse, Texas at the following location: Angelina County Commissioners Court and Annex at 211 East Shepherd Ave, Lufkin, TX 75901; or the front steps of the entrance to the Angelina County Commissioners Court and Annex on Shepherd Street if the courtroom is closed for holidays, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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 Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Auction.com, 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 November 24, 2025.

/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: Sheryl LaMont, November 26, 2025

C&M No. 44-25-02630

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. R. CHAVANO SURVEY, ABSTRACT NO. 10 and being all that certain called Lot 7, Block 1 in the John O'Hara Addition as recorded in Cabinet A on Slide 103-A of the Map or Plat Records of Angelina County, Texas (TRACT NO. ONE) and all that certain called 0.1786 acre tract (a part or portion of Lot 8, Block 1 of the said John O'Hara Addition)-TRACT NO. TWO, both conveyed to Laurel Leann Hendrick in Document No. 2008-00243761 of the Official Public Records of Angelina County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 4" iron pin found for the Southwest corner of the aforesaid referred to Lot 7 and the most Northerly Northwest corner of Lot 2, Block 1 of the aforesaid referred to John O'Hara Addition, on the Southeast Right-Of-Way line of Dale Drive;

THENCE, along the most Southerly Northwest boundary line of the said Lot 7 and the said ROW line, N 43° 45' 00" E at 98.03 feet a 4" iron pipe found for an angle corner of the said Lot 7 and the said ROW line;

THENCE, along the most Northerly Northwest boundary line of the said Lot 7 and along the Northwest boundary line of the aforesaid referred to Lot 8 and the aforesaid referred to 0.1786 acre tract and continuing along the said ROW line, N 20° 00' 28" E, at 8.40 feet pass on line a 4" iron pipe found for the Northwest corner of the said Lot 7 and the Southwest corner of the said Lot 8, at 53.74 feet a 1" iron pin found for the Northwest corner of the said 0.1786 acre tract and the Southwest corner of a called 0.408 acre tract conveyed to Randal D. Murrell, et ux in Document No. 2006-00217962 of the said Official Public Records, also the West end of a "Boundary agreement" recorded in Volume 933 on Page 806, of the Real Property Records of the said County;

THENCE, across the said Lot 8 and along the common boundary line of the said 0.1786 acre tract and the said 0.408 acre tract and along the said Boundary agreement, S 87° 42' 03" E at 177.10 feet a 4" iron pin found for the Northeast corner of the said 0.1786 acre tract and the Southeast corner of the said 0.408 acre tract, at the East end of the said Boundary agreement;

THENCE, along the Northeast boundary line of the said 0.1786 acre tract and the said Lots 8 and 7, S 26° 58' 36" E, at 45.16 feet pass on line the Southeast corner of the said Lot 8 and the said 0.1786 acre tract and the Northeast corner of the said Lot 7, from which a 1-3/4" iron pin found for reference bears N 88° 43' 06" W 0.34 feet, at 135.67 feet a 4" iron pin found for the Southeast corner of the said Lot 7 and the Northeast corner of Lot 6, Block 1 of the said John O'Hara Addition;

THENCE, along the South boundary line of the said Lot 7 and along the North boundary line of Lots 6, 5, 4, 3 and 2 Block 1 of the said John O'Hara Addition, N 88° 49' 01" W, at 96.60 feet the Northwest corner of the said Lot 5 and the Northeast corner of the said Lot 4, from which a concrete monument found for reference bears N 18° 32' 19" W 0.33 feet, at 176.60 feet the Northwest corner of the said Lot 4 and the Northeast corner of the said Lot 3, from which a 4" iron pipe found for reference bears N 06° 03' 58" E 50 feet, at 324.74 feet the POINT AND PLACE OF BEGINNING and containing 0.675 acres of land, more or less.