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at 12:10 FILED o'clock P M

C&M No. 44-26-01930/ FILE NOS

APR 30 2026

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

County Clerk, Williamson Co., TX

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 August 31, 2017 and recorded under Clerk's File No. 2017081501, in the real property records of WILLIAMSON County Texas, with Ogilbert Hernandez and Maria D. Maldonado, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Willow Bend Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Ogilbert Hernandez and Maria D. Maldonado, husband and wife securing payment of the indebtedness in the original principal amount of \$266,000.00 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 Ogilbert Hernandez. NewRez LLC dba 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 11.00 ACRES OF LAND (APPROXIMATELY 478,985 SQ. FT.) BEING A PORTION OF THE CALLED 138.45 ACRE TRACT DESCRIBED IN VOLUME 199, PAGE 520 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO REUBEN KRIEG AND FRANCES KRIEG JOINT LIVING TRUST IN DOCUMENT NO. 2002045491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 06/02/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: WILLIAMSON County Courthouse, Texas at the following location: At the northeast basement door in the new addition to the Williamson County Justice Center, 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.

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 Angela Zavala, Michelle Jones, Sharlet Watts, 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 04/28/2026.

/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: Angela Zavala
Printed Name: Angela Zavala

C&M No. 44-26-01930

EXHIBIT A

BEING 11.00 ACRES OF LAND (APPROXIMATELY 478,985 SQ. FT.) BEING A PORTION OF THE CALLED 138.45 ACRE TRACT DESCRIBED IN VOLUME 199, PAGE 520 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO REUBEN KRIEG AND FRANCES KRIEG JOINT LIVING TRUST IN DOCUMENT NO. 2002045491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the north right-of-way line of County Road 460 (right-of-way width varies) at the southwest corner of the 1.00 acre tract of land conveyed to Dennis Krieg and wife, Deborah Krieg in Volume 865, Page 426 of the Deed Records of Williamson County, Texas, being a corner of the remaining portion of the said 138.45 acre tract;

THENCE South $68^{\circ}47'17''$ West, with the north right-of-way line of County Road 460 as occupied and maintained by Williamson County, Texas, being the south line of the remaining portion of the said 138.45 acre Krieg tract, a distance of 589.13 feet to a 1/2" iron rod with "True-Surv 6614" cap set for the **POINT OF BEGINNING** an southeast corner of the herein described tract of land;

THENCE South $68^{\circ}47'17''$ West, with the north right-of-way line of County Road 460 as occupied and maintained by Williamson County, Texas, being the south line of the remaining portion of said 138.45 acre Krieg tract, a distance of 890.44 feet to a 1/2" iron rod with "True-Surv 6614" cap set for angle point in the north right-of-way line of County Road 460, being the south line of a remaining portion of the said 138.45 acre tract;

THENCE South $68^{\circ}49'12''$ West, with the north right-of-way line of County Road 460 as occupied and maintained by Williamson County, Texas, being the south line of the remaining portion of said 138.45 acre Krieg tract, a distance of 46.03 feet to a 1/2" iron rod with "True-Surv 6614" cap set for the southwest corner of the herein described tract of land;

THENCE crossing the said Krieg tract, the following three (3) courses and distances:

1. North $22^{\circ}10'56''$ West, a distance of 511.53 feet to a 1/2" iron rod with "True-Surv 6614" cap set for the northwest corner of the herein described tract of land;
2. North $68^{\circ}47'17''$ East, a distance of 936.47 feet to a 1/2" iron rod with "True-Surv 6614" cap set for the northeast corner of the herein described tract of land, from which a 1/2" iron rod found in the west right-of-way line of County Road 463 (right-of-way width unknown) being the northeast corner of the said 138.45 acre Krieg tract, also being

the southeast corner of the 138.45 acre tract conveyed to Wilbert Vorwerk in Document No. 2001004237 of the Official Public Records of Williamson County, Texas bears North 23°08'12" East, a distance of 1150.62 feet;

3. South 22°10'56" East, a distance of 511.55 feet to the **POINT OF BEGINNING** and southeast corner of the herein described tract of land;

Bearing Basis: The Texas Coordinate System Of 1983 (NAD83), Central Zone, based on GPS Solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS) for True-Surv Professional Land Surveying, L.L.C. Control Points "Trav10001" and "Trav10002".