

C&M No. 44-25-00499/ FILE NOS

AUG 11 2025

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

David E. Ruter
 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 December 17, 2005 and recorded under Clerk's File No. 2006002278, in the real property records of Williamson County Texas, with Sherlina A. Hill, Unmarried Woman as Grantor(s) and Home123 Corporation as Original Mortgagee.

Deed of Trust executed by Sherlina A. Hill, Unmarried Woman securing payment of the indebtedness in the original principal amount of \$82,400.00 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 Sherlina A. Hill. DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC3 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

APPROXIMATELY 1.00 ACRE OF LAND OUT OF THE ANTONIO MANCHACA SURVEY, ABSTRACT NO. 421, WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 4.81 ACRE TRACT OF LAND CONVEYED TO MOLLIE A. SABB AND RECORDED IN DOCUMENT NO. 2001019402, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.81 ACRES ALSO KNOWN AS LOT 6, GREEN ACRES, AN UNRECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS; SAID 1.00 ACRE AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 10/07/2025

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.

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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Agency Sales and Posting LLC, 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 August 8, 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:

Angela Zavala
Angela Zavala

C&M No. 44-25-00499

LEGAL DESCRIPTION

APPROXIMATELY 1.00 acre of land out of the ANTONIO MANCHACA SURVEY, ABSTRACT NO. 421, Williamson County, Texas; and being part of that certain 4.81 acre tract of land conveyed to Mollie A. Sabb and recorded in Document No. 2001019402, Official Records of Williamson County, Texas, said 4.81 acres also known as Lot 6, Green Acres, an unrecorded subdivision in Williamson County, Texas; said 1.00 acre being more particularly described by metes and bounds in Exhibit "A-1" attached hereto.

EXHIBIT "A"-1

METES AND BOUNDS DESCRIPTION
1.00 ACRE

BEING PART OF THE ANTONIO MANCHACA LEAGUE ABSTRACT 421 IN WILLIAMSON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 4.81 ACRE TRACT OF LAND CONVEYED TO MOLLIE A. SABB AND RECORDED IN DOCUMENT NO. 2001019402 OF THE WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS (WCOPR), SAID 4.81 ACRES ALSO KNOWN AS LOT 6 OF GREEN ACRES, AN UNRECORDED SUBDIVISION, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning for reference at a rebar found at the common northerly corner between lots 5 and 6 of said Green Acres, the northwest corner of Sabb, and the northeast corner of Lot 5, owned by K. Manning & P and R Enterprises (according to the Williamson County Appraisal District records), but no deed of record found, said point being on the south line of 176.5 acres conveyed to Harold R. Vogler by deeds recorded in Volume 1464, Page 436 and Volume 1740, Page 164 of the Williamson County Deed Records (WCDR), from which point a smooth iron rod found at the northwest corner of the 126.3 acre tract described in Volume 569, Page 223 of the WCDR, same being the northwest corner of said Green Acres and being at a ninety degree bend on the north east line of County Road 142, bears S 70° 20' W (bearing basis for this survey, taken from said Sabb deed) 840.63 feet;

THENCE with the common line between Sabb and Vogler, N 69° 50' 54" E 208.36 feet to a rebar set for the northwest corner and PLACE OF BEGINNING hereof;

THENCE continuing with the common line between Sabb and Vogler, N 69° 50' 54" E 194.19 feet to a rebar set at Sabb's northeast corner, for the northeast corner hereof, from which point a rebar found at the apparent northwest corner of Lot 7 (owned by B.K. Walker, per appraisal district record, but no deed of record found) bears N 69° 50' 54" E 3.84 feet;

THENCE with the Sabb's east line, also the west line of an apparent gap (ranging between 3.84 feet wide on the north and 10.84 feet wide on the south) between Sabb and Walker, S 19° 40' 44" E 193.94 feet to a rebar set for the southeast corner hereof;

EXHIBIT "A"-1

THENCE crossing through said Sabb tract, the following two courses:

- 1) S 70° 19' 16" W 174.11 feet to a rebar set for an ell corner hereof;
- 2) S 19° 42' 04" E 302.39 feet to a rebar set on the north line of Green Acres Road, previously a 50' private road, but dedicated to the public by Volume 896, Page 53 of the WCDR, and accepted for maintenance by Williamson County per Volume 24, Page 113 of the Williamson County Commissioners' Court Records, for the most southerly southeast corner hereof, from which point a rebar found at Walker's southwest corner and on the east line of said apparent gap between Sabb and Walker, bears N 70° 17' 56" E 184.83 feet;

THENCE with the north line of said Green Acres Road, S 70° 17' 56" W 20.00 feet to a rebar set for the southwest corner hereof, from which point a rebar found at Sabb's southwest corner bears S 70° 17' 56" W 208.56 feet;

THENCE crossing through said Sabb tract, N 19° 42' 04" W 494.73 feet to the PLACE OF BEGINNING and containing 1.00 acre of land, more or less.

NOT ALL REBARS SET ARE CAPPED "1729", ALL REBARS FOUND ARE 1/2" IN DIAMETER, UNLESS NOTED OTHERWISE.