

26

C&M No. 44-23-1954/ FILE NOS

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 January 11, 2019 and recorded under Clerk's File No. 2019003880 and corrective via correction instrument clerk file number 2024010424, in the real property records of WILLIAMSON County Texas, with Linda F. Hazeldahl, unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Royal United Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Linda F. Hazeldahl, unmarried woman securing payment of the indebtedness in the original principal amount of \$84,700.00 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 Linda F Hazeldahl. PNC Bank, National Association 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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

Legal Description:

THE FOLLOWING DESCRIBED LAND, TO-WIT: A TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED AS 0.03 ACRE IN A DEED TO DORIS BUSH RECORDED IN VOLUME 1069, PAGE 347, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND KNOWN AS PART OF LOT 2, BLOCK 5, O. B. ATKINSON ADDITION RECORDED IN CABINET A, SLIDE 28, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE TRACT DESCRIBED IN A DEED TO MELVIN E. BUSH AND WIFE, DORIS M. BUSH RECORDED IN VOLUME 514, PAGE 360, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND KNOWN AS LOT 1, BLOCK 5, O. B. ATKINSON ADDITION RECORDED IN CABINET A, SLIDE 28, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS RECITED BY EXHIBIT "A" AS FOLLOWS.

FILED at 1:00 o'clock P.M.

SALE INFORMATION

AUG 01 2024 MG

Date of Sale: 09/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Nancy E. Ruster
County Clerk Williamson Co., TX

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, David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, 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 07/29/2024.

/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: Michelle Jones
Printed Name: Michelle Jones

C&M No. 44-23-1954

EXHIBIT A

THE FOLLOWING DESCRIBED LAND, TO-WIT:

A TRACT OF LAND IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED AS 0.03 ACRE IN A DEED TO DORIS BUSH RECORDED IN VOLUME 1069, PAGE 347, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND KNOWN AS PART OF LOT 2, BLOCK 5, O. B. ATKINSON ADDITION RECORDED IN CABINET A, SLIDE 28, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE TRACT DESCRIBED IN A DEED TO MELVIN F. BUSH AND WIFE, DORIS M. BUSH RECORDED IN VOLUME 514, PAGE 360, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND KNOWN AS LOT 1, BLOCK 5, O. B. ATKINSON ADDITION RECORDED IN CABINET A, SLIDE 28, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS:

BEGINNING AT A 1/2" IRON ROD SET AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BENEDICT AVENUE AND THE SOUTH RIGHT OF WAY LINE OF CASKEY STREET BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 5, O. B. ATKINSON ADDITION AND THE NORTHEAST CORNER OF THE BUSH TRACT (514/360) FOR THE NORTHEAST CORNER OF THIS;

THENCE S. 19 DEG. 30 MIN. 37 SEC. E., 143.25 FEET WITH THE WEST RIGHT OF WAY LINE OF BENEDICT AVENUE TO A 1/2" IRON ROD SET IN THE NORTH LINE OF AN EXISTING ALLEY, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, O. B. ATKINSON ADDITION AND THE SOUTHEAST CORNER OF THE BUSH TRACT (514/360) FOR THE SOUTHEAST CORNER OF THIS;

THENCE S. 70 DEG. 57 MIN. 57 SEC. W., 120.58 FEET WITH THE NORTH LINE OF THE EXISTING ALLEY TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF LOT 2, BLOCK 5, O. B. ATKINSON ADDITION, BEING THE SOUTHEAST CORNER OF THE CITY OF FLORENCE TRACT RECORDED IN VOLUME 2022, PAGE 767 AND THE SOUTHWEST CORNER OF THE BUSH TRACT (1069/347) FOR THE SOUTHWEST CORNER OF THIS;

THENCE N. 19 DEG. 18 MIN. 51 SEC. W., 143.32 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF CASKEY STREET AND IN THE NORTH LINE OF LOT 2, BLOCK 5, O. B. ATKINSON ADDITION, BEING THE NORTHEAST CORNER OF THE CITY OF FLORENCE TRACT AND THE NORTHWEST CORNER OF THE BUSH TRACT (1069/347) FOR THE NORTHWEST CORNER OF THIS;

THENCE N. 71 DEG. 00 MIN. 00 SEC. E., 120.09 FEET WITH THE SOUTH RIGHT OF WAY LINE OF CASKEY STREET TO THE PLACE OF BEGINNING, CONTAINING 0.396 ACRES OF LAND, MORE OR LESS.

PARCEL: R-010991

BEING THE SAME PROPERTY CONVEYED TO LINDA F. HAZELDAHL, UNMARRIED WOMAN, BY DEED FROM LINDA F. HAZELDAHL, AS SURVIVING SPOUSE OF LOREN HAZELDAHL, DECEASED RECORDED 02/25/2016 IN DEED INSTRUMENT 2016015258, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TEXAS.