

JUN 04 2026

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

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 09, 2021 and recorded under Clerk's File No. 346754, in the real property records of CORYELL County Texas, with Aminah Naeemah Bell and Christopher D Bell, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Aminah Naeemah-Bell and Christopher D Bell, wife and husband securing payment of the indebtedness in the original principal amount of \$299,900.00 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 Aminah Naeemah Bell. Lakeview Loan Servicing, LLC 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: One Fountain Plaza, Buffalo, NY 14203.

Legal Description:

BEING A 0.313 ACRE TRACT OF LAND SITUATED IN CORYELL COUNTY, TEXAS, BEING ALL OF LOT 15 AND THE WEST 2.5 FEET OF LOT 16, BLOCK 1 OF TURKEY CREEK ESTATES SECTION ONE AS RECORDED IN CABINET A, SLIDE 210, PLAT RECORDS OF CORYELL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO CHARLES REX AND CHERYL A. KIELMAN AS RECORDED IN VOLUME 418, PAGE 712, DEED RECORDS OF CORYELL COUNTY, TEXAS; SAID 0.313 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 08/04/2026 **Earliest Time Sale Will Begin:** 10:00 AM

Location of Sale: **The place of the sale shall be: CORYELL County Courthouse, Texas at the following location: At the north door of the Coryell County Courthouse, 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.

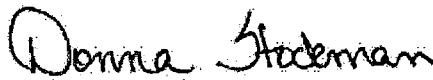
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton , Leslie Shuler, Agency Sales and Posting, 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 06/01/2026.

/s/ Isaac Lewis SBOT No.24144831, 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: 6/4/26

C&M No. 44-26-02396

EXHIBIT A

Being a 0.313 acre tract of land situated in Coryell County, Texas, being all of Lot 15 and the West 2.5 feet of Lot 16, Block 1 of Turkey Creek Estates Section One as recorded in Cabinet A, Slide 210, Plat Records of Coryell County, Texas, and being the same tract of land conveyed to Charles Rex and Cheryl A. Kielman as recorded in Volume 418, Page 712, Deed Records of Coryell County, Texas; said 0.313 acre tract being more particularly described as follows:

BEGINNING at an 'X' in concrete found in the North margin of Hawk Trail, being the Southwest corner of said Kielman tract, the Southwest corner of Lot 15, the Southeast corner of Lot 13-A, Block 1 of Turkey Creek Estates Section 1 Replat as recorded in Cabinet A, Slide 218, said plat records, for the Southwest corner of the herein described tract;

THENCE, N 19° 00' 25" E, 130.00 feet along West line of said Kielman tract, the West line of Lot 15, the East line of Lot 13-A, and the West line of the herein described tract to an 'X' in concrete found, being the Northwest corner of said Kielman tract, the Northwest corner of Lot 15 and the Northeast corner of Lot 13-A for the Northwest corner of the herein described tract;

THENCE, S 70° 59' 35" E, 105.00 feet along the North line of said Kielman tract, the North line of Lot 15 and the North line of Lot 16, the South margin of Golf Course Road and the North line of the herein described tract to a 1/2" iron rod found, said rod being the Northwest corner of a tract of land conveyed to Robert and Doye Fannin as recorded in Clerk's File 209124, said county records, being the Northeast corner of said Kielman tract and a point in the North line of Lot 16 for the Northeast corner of the herein described tract;

THENCE, S 19° 00' 25" W, 130.00 feet along the East line of said Kielman tract, across Lot 16, with the West line of said Fannin tract and the East line of the herein described tract to a 60D nail found in the North margin of Hawk Trail, being the Southeast corner of said Kielman tract and a point in the South line of Lot 16, being the Southwest corner of said Fannin tract for the Southeast corner of the herein described tract

THENCE, N 70° 59' 35" W, 105.00 feet (reference bearing per deed) along the South line of said Kielman tract, the South line of Lot 16 and the South line of Lot 15, the North margin of Hawk Trail and the South line of the herein described tract to the **POINT OF BEGINNING** and containing 0.313 acres of land, more or less.