

AUG 13 2026

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE
TRUSTEE**

Janice T. 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 June 29, 2012 and recorded under Clerk's File No. 254898, in the real property records of CORYELL County Texas, with Michael White, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First National Bank Texas dba First Community Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael White, a single person securing payment of the indebtedness in the original principal amount of \$66,326.00 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 Michael White. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

Legal Description:

FIELD NOTES DESCRIBING A 0.12-ACRE TRACT OF LAND IN THE C. CAZANOBA SURVEY, ABSTRACT NUMBER 150, CORYELL COUNTY, TEXAS, BEING A PORTION OF LOT B, BLOCK 1 OF THE A.A. JONES ADDITION TO THE CITY OF GATESVILLE, RECORDED IN CABINET B, SLIDES 445-448 IN THE PLAT RECORDS OF CORYELL COUNTY, TEXAS. ALSO BEING THE LAND CONVEYED TO JANICE M. BLANKENSHIP, RECORDED UNDER INSTRUMENT NUMBER 226963 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS (C.C.D.R.). SAID 0.12-ACRE TRACT SHOWN ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 10/06/2026

Earliest Time Sale Will Begin: 11:00 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, Bonny Mounger, Robin Shelton, 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 08/11/2026.

/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: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-26-00360

EXHIBIT 'A'

Field Notes describing a 0.12-acre tract of land in the C. Cazanoba Survey, Abstract Number 150, Coryell County, Texas, being a portion of Lot B, Block 1 of the A.A. Jones Addition to the City of Gatesville, recorded in Cabinet B, Slides 445-448 in the Plat Records of Coryell County, Texas. Also being the land conveyed to Janice M. Blankenship, recorded under Instrument Number 226963 in the Deed Records of Coryell County, Texas (C.C.D.R.). Said 0.12-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

Beginning at a 3/8" diameter iron rod found with cap at the southeast corner of said Blankenship tract, at the southwest corner of a called 0.211-acre tract of land conveyed to John Fulton, recorded under Instrument Number 186643, C.C.D.R., in the south line of said Lot B, Block 1, and in the north line of Pleasant Street (also known as Bond Street per plat of record), from which a 3/8" diameter iron rod found in the north line of said Pleasant Street bears S 90 degrees 00 minutes 00 seconds E - 151.96 feet, for the southeast corner in the herein described tract of land;

Thence N 90 degrees 00 minutes 00 seconds W - 50.70 feet (BEARING BASIS - Deed Call) with the south line of said Blankenship tract, the south line of said Lot B, Block 1, and the north line of said Pleasant Street to a 1/2" diameter iron rod set with cap (LETH #3879) at the southeast corner of a tract of land conveyed to Sophia Ledesma, recorded under Instrument Number 148394, C.C.D.R., for the southwest corner in the herein described tract of land;

Thence N 00 degrees 00 minutes 00 seconds E - 105.00 feet with the west line of said Blankenship tract, the east line of said Ledesma tract, and through said Lot B., Block 1 to a mag nail set in a concrete wall in the south line of a called tract of land conveyed to Frances Rae Richter, recorded under Instrument Number 114807, C.C.D.R., for the northwest corner in the herein described tract of land;

Thence S 90 degrees 00 minutes 00 seconds E - 50.70 feet with the north line of said Blankenship tract, the south line of said Richter tract, the south line of a called 0.15-acre tract of land conveyed to Elton D. Brock, recorded under Instrument Number 138971, C.C.D.R., and through said Lot B., Block 1 to a 1/2" diameter iron rod set with cap, for the northeast corner in the herein described tract of land;

Thence S 00 degrees 00 minutes 00 seconds W - 105.00 feet with the east line of said Blankenship tract, the south line of said Brock tract, the west line of said Fulton tract, and through said Lot B., Block 1 to the POINT OF BEGINNING and containing 0.12-acres of land.