

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 October 24, 2016 and recorded under Clerk's File No. 174983, in the real property records of Atascosa County Texas, with Craig A Turner and Mackenzie Turner husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Craig A Turner and Mackenzie Turner husband and wife securing payment of the indebtedness in the original principal amount of \$161,324.00 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 Craig A Turner and Mackenzie Turner. Nationstar Mortgage 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF JOURDANTON, COUNTY OF ATASCOSA, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

0.73 OF AN ACRE OF LAND MORE OR LESS OUT OF LOT 1, BLOCK H, SMITH VILLAGE SUBDIVISION, JOURDANTON, ATASCOSA COUNTY, TEXAS AS RECORDED IN VOLUME 34, PAGE 33, PLAT RECORDS, ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 01/06/2026

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: Atascosa County Courthouse, Texas at the following location: At the west porch to the Atascosa 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.

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 Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin, ServiceLink Auction, 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 October 27, 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: Terri Martin

C&M No. 44-25-03066

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Jourdanton, County of Atascosa, State of TX, and is described as follows:

0.73 of an acre of land more or less out of Lot 1, Block H, Smith Village Subdivision, Jourdanton, Atascosa County, Texas as recorded in Volume 34, Page 33, Plat Records, Atascosa County, Texas. Said 0.73 of an acre being more particularly described as follows:

Beginning at an 1/2 inch iron pin found on the west line of La Celba Drive, for the northeast corner of this tract and the northeast corner of Lot 1,

Thence along the west line of La Celba Drive the following courses: S 04 degrees 00 minutes 00 seconds E, 23.39 feet to a point in a driveway, S 34 degrees 00 minutes 00 seconds E, 154.96 feet to an 1/2 inch iron pin found, for the southeast corner of this tract,

Thence S 56 degrees 00 minutes 00 seconds W, 142.11 feet to an 1/2 inch iron pin found in the west line of Lot 1, for the southwest corner of this tract,

Thence N 34 degrees 00 minutes 00 seconds W, 284.02 feet along the west line of Lot 1 to an 1/2 inch iron pin found, for the northwest corner of this tract and the northwest corner of Lot 1,

Thence N 86 degrees 00 minutes 00 seconds E, 177.60 feet along the north line of Lot 1, to the Point of Beginning.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

FILED 12:22 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

OCT 30 2025

BY YSA ATASCOSA COUNTY, TEXAS
DEPUTY