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POSTED

MAY 21 2026

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

BY: [Signature] SANDRA K. DUKWORTH, COUNTY CLERK

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 November 24, 2010 and recorded under Vol. 603, Page 824, or Clerk's File No. 147870, in the real property records of NEWTON County Texas, with Lee Andrew Spikes, Single & Roosevelt S. Spikes Sr., Single as Grantor(s) and Walter Mortgage Company, LLC as Original Mortgagee.

Deed of Trust executed by Lee Andrew Spikes, Single & Roosevelt S. Spikes Sr., Single securing payment of the indebtedness in the original principal amount of \$54,200.00 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 Lee Andrew Spike and Roosevelt S. Spikes. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN NEWTON COUNTY, TEXAS OUT OF THE MARTIN PARMER SURVEY, ABSTRACT NO. 339 AND THE JAMES MCMAHON SURVEY, ABSTRACT NO. 320 AND BEING A PART OR PORTION OF THAT CERTAIN 118 ACRE TRACT AND A PART OR PORTION OF THAT CERTAIN 4 ACRE TRACT DESCRIBED UNDER NEWTON COUNTY, TEXAS IN A DEED FROM MCDONALD MEACHUM, TRUSTEE, ET AL TO KIRBY LUMBER COMPANY CORPORATION, DATED JULY 14, 1936 AND RECORDED IN VOLUME 53, ON PAGE 153 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 07/07/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: NEWTON County Courthouse, Texas at the following location: On the sidewalk in front of the posting board located near the middle of the block facing US Highway 190 on the north side of the Newton County Courthouse Square in Newton, Newton County, Texas which said building is owned by and houses the Newton County Clerk and Newton County Tax Assessor-Collectors Offices, 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.**

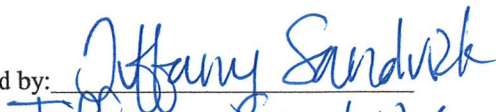
**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks, Tiffany Sandvick, Auction.com, LLC, or Codilis & Moody, P.C., 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 05/19/2026.

/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:

  
Printed Name: Tiffany Sandvick

C&M No. 44-19-1662

BEING all that certain tract or parcel of land lying and situated in Newton County, Texas out of the MARTIN FARMER SURVEY, ABSTRACT NO. 339 and the JAMES McMAHON SURVEY, ABSTRACT NO. 320 and being a part or portion of that certain 118 acre tract and a part or portion of that certain 4 acre tract described under Newton County, Texas in a deed from McDonald Meschum, Trustee, et al to Kirby Lumber Company Corporation, dated July 14, 1936 and recorded in Volume 53, on Page 153 of the Deed Records of Newton County, Texas to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of the aforesaid referred to 118 acre tract, a concrete monument found for corner on the South boundary line of that certain 613.57 acre tract described in a deed to Eastex, Inc. recorded in Volume 256, on Page 110 of the Deed Records of said County;

THENCE N 65° 00' 00" E, with the North boundary line of the said 118 acre tract, and the South boundary line of the said 613.57 acre tract, at 556.52 feet the Northeast corner of the said 118 acre tract, the Southeast corner of the said 613.57 acre tract and the Northwest corner of the aforesaid referred to 4 acre tract, a concrete monument found for corner;

THENCE N 64° 25' 38" E, with the North boundary line of the said 4 acre tract, at 305.26 feet the Northeast corner of same, a 1/2" iron pin set for corner;

THENCE S 22° 53' 21" E, with the East boundary line of the said 4 acre tract as marked, at 103.38 feet pass on line a 1/2" iron pin set for reference corner, at 109.52 feet intersect the North Right of Way line of said State Highway No. 87, a point for corner;

THENCE three (3) lines with the said North Right of Way line as follows:

- (1) S 68° 37' 25" W crossing the West boundary line of the said 4 acre tract and the most Northern East boundary line of the said 118 acre tract, at 574.03 feet a 1/2" iron pin set for an angle corner;
- (2) S 74° 20' 03" W, at 100.50 feet a 1/2" iron pin set for an angle corner;
- (3) S 68° 37' 25" W, at 185.78 feet intersect the West boundary line of the said 118 acre tract, a point for corner;

THENCE N 25° 23' 00" W, with the West boundary line of the said 118 acre tract, at 3.03 feet pass on line a 1/2" iron pin set for reference corner, at 42.07 feet the point and place of beginning and containing 1.521 acres of land, more or less.