

## 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 March 09, 2009 and recorded under Vol. 231, Page 303, or Clerk's File No. 560, in the real property records of Falls County Texas, with J. C. Johns and Jamie Lee Johns, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Quicken Loans Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by J. C. Johns and Jamie Lee Johns, husband and wife securing payment of the indebtedness in the original principal amount of \$27,472.00 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 J. C. Johns. PennyMac Loan Services, 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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

#### Legal Description:

**LOT OR PARCEL OF LAND, IN THE CITY OF ROSEBUD, FALLS COUNTY, TEXAS, BEING THE NORTH-HALF OF LOTS 1, 2, AND 3, BLOCK 7, ROSEBUD TOWN SITE, ACCORDING TO PLAT OF SAME FOUND OF RECORD IN VOLUME 11, PAGE 212, FALLS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

### SALE INFORMATION

**Date of Sale: 02/03/2026**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: Falls County Courthouse, Texas at the following location: The south entrance steps leading through the south courthouse door to the second floor of the Falls 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 Pete Florez,, 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



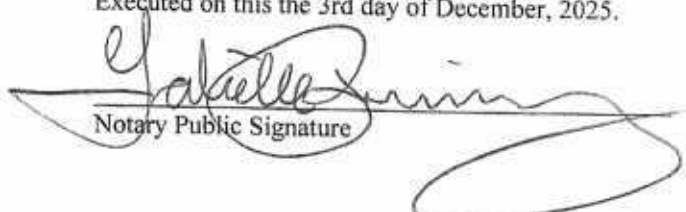
Will Morphis, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

STATE OF TEXAS

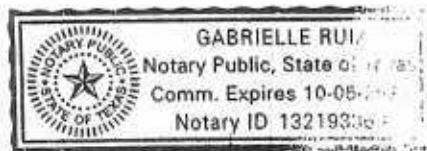
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Will Morphis as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 3rd day of December, 2025.



Notary Public Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-25-03958

**FILED**  
At 3:25 o'clock PM  
DEC 10 2025  
ELIZABETH PEREZ, COUNTY CLERK  
HARRIS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY



lot or parcel of land, in the city of Rosebud, Falls County, Texas, being the North-Half of Lots 1, 2, and 3, Block 7, Rosebud Town site, according to plat of same found of record in Volume 11, page 212, Falls County Deed Records, described as follows;

Beginning; At an iron pin for the NW corner Lot 1, Block 7, mentioned above, a point in East line of Second Street and South line of alley

Thence N  $60^{\circ} 00'$  E 90.0 feet along the South line of said alley and North line Lots 1, 2 and 3 to an iron pin at fence corner for the NE corner of Lot 3

Thence S  $30^{\circ} 00'$  E 70.0 ft. along the East line of Lot 3 to iron stake for corner

Thence S  $60^{\circ} 00'$  W 90.0 ft. to iron pin for corner, in East line of Second Street, N  $30^{\circ}$  W 70.0 ft. from the North line of Ave. D

Thence N  $30^{\circ} 00'$  W 70.0 ft. to the place of beginning containing 0.145 acres of land.

Exhibit "A"

FILED  
At 3:25 o'clock PM  
DEC 10 2025  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY [Signature] DEPUTY