

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Kelly Courson aka Kelly Jean Courson, are hereby notified that on Tuesday, March 4, 2025 between the hours of 10:00 a.m. and 1:00 p.m. at Marion County Courthouse, 102 W. Austin Street, Jefferson, Marion County, Texas 75657 or wherever else designated by the Commissioner's court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

Lots 242 and 313 in Section C, located in Pine Harbor Subdivision as shown by Plat Record thereof recorded in Volume 724, Page 224 Plat Records, Marion County, Texas and Lot 243 in Section C, located in Pine Harbor Subdivision as shown by Plat Record thereof recorded in Volume 724, Page 331, Plat Records, Marion County, Texas together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2016 MHDMAN00000485 CMH MANUFACTURING, INC. Manufactured home; Model: 97TRU14562AH16; Serial No.: BEL005383TX; Label/Seal No.: NTA1716494 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 124 Morning Dove Dr, Jefferson, Texas 75657

The sale will be made to satisfy the debt evidenced by the Promissory Note dated January 25, 2017, in the original principal sum of \$33,537.08, executed by you as Maker to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated January 25, 2017. The Deed of Trust was executed by you as Grantor to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Marion County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through December 18, 2024 is \$31,420.38. Said balance continues to accrue interest per day after that date at \$7.76 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated January 6, 2025. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0221 or by mail at 3200 Southwest Freeway, Ste 2200, Houston, Texas 77027.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

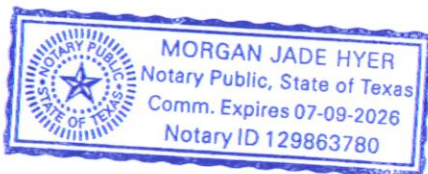
Dated this 20th day of January, 2025

By: [Signature]
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 20th day of January, 2025
by Monica Schulz Orlando.



[Signature]
NOTARY PUBLIC In and For
The State of Texas

Printed Name: Morgan Jade Hyer

My Commission Expires: 7/9/2026

FILED FOR RECORD
25 JAN 23 AM 11:30
KIMBERLY WISE
CO. CLERK, MARION CO.
BY _____ DEPUTY