

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

2025 DEC -4 PM 12: 21

**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 25, 2005 and recorded under Vol. 1377, Page 0283, or Clerk's File No. 010539, in the real property records of HILL County Texas, with Edward S Galyon and Barbara A Galyon as Grantor(s) and Ameriquest Mortgage Company as Original Mortgagee.

Deed of Trust executed by Edward S Galyon and Barbara A Galyon securing payment of the indebtedness in the original principal amount of \$250,500.00 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 Edward S Galyon. Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11 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 LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, BEING A PART OF LOT 56 AND ALL OF LOT 57 OF THE CRAIG ADDITION TO THE CITY OF HILLSBORO, TEXAS, ALSO BEING THE SAME TRACT OF LAND DESCRIBED AS 1.002 ACRES IN THE DEED FROM FRED S. HOPSON, JR., ET UX TO EDWARD S. GALYON, ET UX DATED OCTOBER 31, 2000 RECORDED IN VOLUME 2090, PAGE 475 IN THE OFFICIAL PUBLIC RECORDS OF HILL 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: 1:00 PM**

**Location of Sale:** The place of the sale shall be: HILL County Courthouse, Texas at the following location: The east door of the Hill 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 Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton, 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 12/02/2025.

/s/ Danya F. Gladney SBOT No. 24059786, 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. 44-23-3331



**EXHIBIT "A"**

**BEING** all that certain lot, tract or parcel of land lying and situated in the City of Hillsboro, Hill County, Texas, being a part of Lot 56 and all of Lot 57 of the CRAIG ADDITION to the City of Hillsboro, Texas, also being the same tract of land described as 1.002 acres in the deed from Fred S. Hopson, Jr., et ux to Edward S. Galyon, et ux dated October 31, 2000 recorded in Volume 2090, Page 475 in the Official Public Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found for a corner, the northeast corner of said Lot 57, lying in the southerly right-of-way line of Smith Street, said corner being the northeast corner of said 1.002 acre tract and the northwest corner of that certain tract of land described in the deed to Shann Bond Ramsey recorded in Volume 744, Page 286 in the Deed Records of Hill County, Texas;

**THENCE** South 00 degrees 00 minutes 19 seconds East 249.34 feet to a 1/2-inch iron rod found for a corner, the southeast corner of said 1.002 acre tract and the southwest corner of said Ramsey tract, also being the southeast corner of said Lot 57 and lying in the northerly right-of-way line of Craig Street;

**THENCE** West 200.00 feet along the northerly line of said Craig Street to a 3/8-inch iron rod set for a corner, the southwest corner of said 1.002 acre tract and the southeast corner of that certain tract of land described in the deed to John C. Leeper recorded in Volume 1086, Page 636 in said Official Public Records, also being the southwest corner of said Lot 56;

**THENCE** North 00 degrees 01 minutes 40 seconds East 174.68 feet to a 1/2-inch iron rod found for a corner, the southwest corner of that certain tract of land described in the deed to Brooke and Jacob Thomas recorded in Volume 1085, Page 344 in said Official Public Records;

**THENCE** South 89 degrees 39 minutes 43 seconds East 49.76 feet to a 1/2-inch iron rod found for a corner, the southeast corner of said Thomas tract and an inside all corner of said 1.002 acre tract;

**THENCE** North 00 degrees 00 minutes 37 seconds East 125.11 feet to a 1/2-inch iron rod found for a corner, the northwest corner of said 1.002 acre tract, the northeast corner of said Thomas tract and lying in the southerly line of said Smith Street;

**THENCE** South 89 degrees 56 minutes 20 seconds East 150.13 feet along the southerly line of said Smith Street to the POINT OF BEGINNING and containing 43,553.5 square feet of land, more or less.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is

made only for informal identification purposes and does not override Item 2 of Schedule "B" herof.