

25TX935-0302  
1023 MEYER ST, SEALY, TX 77474

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## NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:

LOTS 27 AND 28 IN BLOCK 1 OF A SUBDIVISION OF LOT NO. 79 OF THE SOUTH END ADDITION TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN A DEED FROM HOWARD C. KRUDWING, ET UX, TO CHARLIE M. SVOBODA, JR., ET UX, DATED JUNE 6, 1968, AND RECORDED IN VOLUME 302, PAGE 128, DEED RECORDS OF AUSTIN COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated September 4, 2020 and recorded on September 9, 2020 as Instrument Number 204018 in the real property records of AUSTIN County, Texas, which contains a power of sale.

**Sale Information:** December 02, 2025, at 1:00 PM, or not later than three hours thereafter, at the Austin County Courthouse in the foyer, or as designated by the County Commissioners Court.

**Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:** The Deed of Trust executed by JEREL DAVIS AND MARISSA DAVIS secures the repayment of a Note dated September 4, 2020 in the amount of \$204,250.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED

2025 OCT 30 PM 3: 33



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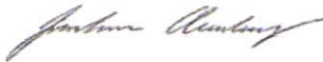
*Diane Davis*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2025-0035

Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Megan Randle, Ebbie Murphy, Robert Randle, Megan L. Randle, Pete Florez, Debby Jurasek, Jennyfer Sakiewicz, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Sheila Horak, Robin Johnson, Donna King, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George

**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.**

**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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Megan Randle, Ebbie Murphy, Robert Randle, Megan L. Randle, Pete Florez, Debby Jurasek, Jennyfer Sakiewicz, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Sheila Horak, Robin Johnson, Donna King, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of AUSTIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

2025-0035

**NOTICE OF FORECLOSURE SALE**

AUSTIN COUNTY, TEXAS  
COUNTY CLERK  
FILED  
2025 OCT 31 AM 8:00

**Date:** October 28, 2025

**Deed of Trust ("Deed of Trust"):**

**Dated:** November 30, 2023

**Grantor:** JR AND SONS GROUP LTD COMPANY, a Texas limited liability company

**Trustee:** Val Walters

**Lender:** ELIZABETH GUTIERREZ

**Recorded in:** Clerk's File No. 236020, Official Public Records of Austin County, Texas

**Secures:** Promissory Note ("Note") in the original principal amount of \$188,900.00 executed by JR AND SONS GROUP LTD COMPANY, a Texas limited liability company ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

**Property:** All that certain 5.3697 acre tract or parcel of land situated in the W. Smeathers Survey, Abstract No. 90, Austin County, Texas, as described in Deed of Trust recorded under Clerk's File No. 236020, Official Public Records of Austin County, Texas.

**Names and Addresses  
of Substitute Trustees:**

**Kevin W. Mutscher**  
Walters & Mutscher, P.C.  
115 East Main Street  
Brenham, Texas 77833

**Foreclosure Sale:**

**Date:** December 2, 2025

**Time:** The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

**Place:** Austin County Courthouse  
1 East Main Street  
Bellville, Austin County, Texas  
  
In the foyer of the Austin County Courthouse located at 1 East Main Street, Bellville, Texas 77418

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

2025-00360



Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.**

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.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint those individual(s) named herein as Substitute Trustee(s) to act under and by virtue of said Deed of Trust.



KEVIN W. MUTSCHER, attorney for Lender



KEVIN W. MUTSCHER, Substitute Trustees

2025 - 0036

## Notice of [Substitute] Trustee Sale

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.

### 1. Date, Time and Place of Sale.

**Date:** 12/02/2025

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Austin County, Texas at the following location: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 1327 Maler Rd, Sealy, TX 77474-1671

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2005 and recorded 04/18/2005 in Document 052321, real property records of Austin County, Texas, with **Edward Hill and wife Victor Hill** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **Deutsche Bank National Trust Company**, as Trustee for **Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Edward Hill and wife Victor Hill**, securing the payment of the indebtedness in the original principal amount of **\$147,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company**, as Trustee for **Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

FILED

2025 OCT 31 AM 11:08

2025-0037

Version 1.1 TX NOS 0217

*Dianna Day*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS



### Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE ISAAC GIFFORD SURVEY, ABSTRACT NO. 179, AND BEING PART OF A CERTAIN 4.8869 ACRE TRACT OF LAND SET ASIDE FOR LESTER DOWNEY IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½ INCH IRON PIPE FOUND AT THE EAST CORNER OF THE SAID DOWNEY 4.8869 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD. THIS POINT ALSO BEING THE NORTH CORNER OF A 4.8869 ACRE TRACT OF LAND SET ASIDE FOR JO DOWNEY SEVALIA, A/K/A JOELLA JERRELLS, A/K/A JOE DOWNEY JERRELLS IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS: THENCE, WITH THE COMMON LINE BETWEEN THE DOWNEY AND JERRELLS TRACT OF LAND, SOUTH 45°00'00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE SOUTH CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45° 05' 00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE WEST CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45°00'00" EAST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE NORTH CORNER OF THIS 1.000 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD; THENCE, WITH THE SOUTHWEST LINE OF MALER ROAD, SOUTH 45°05'00" EAST FOR 208.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND. THE BEARINGS RECITED HEREIN ARE BASED ON THE SOUTHEAST LINE OF THE LESTER DOWNEY TRACT OF LAND.

8. **Mortgage Servicer Information:** 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
Phone: 877-744-2506

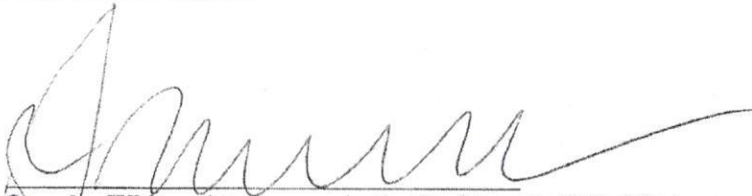
2025-0037

### Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** 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.**

Date: October 29, 2025



**Sandra White – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer**

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

#### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

2025-0037

**"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 Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek , Jennyfer Sakiewicz, 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 November 7, 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: Megan L. Randle

C&M No. 44-25-00133

2025-0038



## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **October 20, 2023**, **Casa Vilora Interiors, LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Clifford D. Harmon**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$550,000.00**, payable to the order of **Valiant Business Lending, LLC**, which Deed of Trust is recorded **under Clerk's File No. 235436** in the **Real Property Records** of **Austin County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

**BEING A TRACT OR PARCEL CONTAINING 1.79 ACRES OF LAND SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT NO. 66, AUSTIN COUNTY, TEXAS AND BEING THAT SAME LAND DESCRIBED AS 1.80 ACRES IN DEED DATED MARCH 7, 2011 FROM FEDERAL HOME LOAN MORTGAGE CORPORATION TO JUSTIN L. ESCHENBERG, RECORDED IN FILE NO. 111545, AUSTIN COUNTY OFFICIAL RECORDS. SAID 1.79 ACRE TRACT BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 1/2" IRON ROD FOUND NEAR A FENCE CORNER FOR THE ORIGINAL EAST CORNER OF THE ESCHENBERG TRACT AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, LOCATED ON THE SOUTHWEST RIGHT OF WAY LINE OF F.M. HIGHWAY 1458 (100 FEET IN WIDTH), SAID IRON ROD ALSO BEING THE NORTH CORNER OF THE MILTON BONIUK 475.452 ACRE TRACT AS DESCRIBED IN VOLUME: 640, PAGE 889 OFFICIAL RECORDS;**

**THENCE LEAVING SAID HIGHWAY, ALONG A NORTHWEST LINE OF THE BONIUK TRACT, S 37DEG 23' 27" W A DISTANCE OF 434.38 FEET (DEED CALL S 39DEG 03' 51" W 435.60') TO A 1/2" BENT IRON ROD FOUND FOR AN INTERIOR CORNER OF THE BONIUK TRACT AND BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE FOLLOWING AN EXISTING FENCE ALONG A NORTHEAST LINE OF SAID BONIUK TRACT, N. 46DEG 47' 06" W (BASIS OF BEARINGS RECORD ADJOINING DEED CALL) A DISTANCE OF 180.10 FEET (DEED CALL N 44DEG 35' 09" W - 181.10') TO A 1/2" IRON ROD FOUND FOR A NORTHWESTERLY EXTERIOR CORNER OF THE BONIUK TRACT AND BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING ON THE SOUTHEAST LINE OF THE LAWRENCE SISK A 77.021 ACRE TRACT AS RECORDED IN FILE NO. 123975, OFFICIAL RECORDS;**

**THENCE ALONG THE COMMON BOUNDARY BETWEEN THE ESCHENBERG TRACT AND THE LAWRENCE SISK A TRACT, WHICH IS PARTIALLY MARKED BY AN EXISTING FENCE, N 37DEG 16' 42" E A DISTANCE OF 436.02 FEET (DEED CALL N 39DEG 03' 51" E - 435.80') TO A 1/2" IRON ROD FOUND NEAR A POWER POLE ON THE SOUTHWEST LINE OF F.M. HIGHWAY 1458 FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE EAST CORNER OF THE LAWRENCE SISK A TRACT;**

**THENCE ALONG THE SOUTHWEST LINE. OF F.M. HIGHWAY 1458, S 46DEG 17' 50" E A DISTANCE OF 181.12 FEET (DEED CALL S 44DEG 35' 09" E - 181.10') TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES OF LAND, MORE OR LESS, commonly known as 7153 FM 1458, Sealy, Texas 77474; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Debby Jurasek, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

2025-0038

FILED  
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COUNTY CLERK  
AUSTIN COUNTY, TEXAS

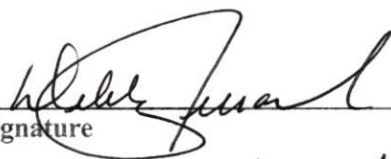
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Valiant Business Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, December 02, 2025**, being the first Tuesday of such month, at the county courthouse of **Austin County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Austin County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 P.M.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, December 02, 2025**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of November 10, 2025.

  
Signature  
Debby Turzch, Substitute Trustee  
Printed Name

Matter No. 2092

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

2025-0038



## 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 August 30, 2022 and recorded under Clerk's File No. 225149, in the real property records of AUSTIN County Texas, with Robert Smith, AKA Robert Earl Smith, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robert Smith, AKA Robert Earl Smith, a single man securing payment of the indebtedness in the original principal amount of \$299,538.00 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 Robert Smith. NewRez LLC d/b/a Shellpoint Mortgage Servicing 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:

**LOT 13, BLOCK 1, SECTION 2 OF THE DOVE LANDING SUBDIVISION, A SUBDIVISION OF 22359 ACRES, OF LAND OUT OF THE SAN FELIPE DE AUSTIN SURVEY, A-5, AUSTIN COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 2, PAGE 188, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 12/02/2025**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: AUSTIN County Courthouse, Texas at the following location: In the foyer of the Austin 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,"



FILED  
2025 NOV 10 10 01

AUSTIN COUNTY CLERK  
AUSTIN COUNTY, TEXAS