

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF AUSTIN §

WHEREAS, on August 29, 2024, **CapInvest, LLC and Fulshear Capital Consultants, LLC (“Borrower”)**, in the original principal amount of EIGHTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$84,500.00), payable to Stellar Bank and bearing interest as stated therein (the “Note”), said Note being secured by that certain **Security Agreement** dated August 29, 2024, executed by **CapInvest, LLC and Fulshear Capital Consultants, LLC** as “Debtor” in favor of Stellar Bank covering and describing the Collateral described the Security Agreement, whereby Stellar Bank was granted a first lien security interest in and to certain Collateral; being further secured by that certain **Deed of Trust and Security Agreement** dated August 29, 2024, executed by **CapInvest, LLC** as "Grantor" in favor of Ramon A. Vitulli, III, as Trustee, and filed for record on September 10, 2024 in the Official Public Records of Austin County, Texas, under Instrument No. 244010 (the "Deed of Trust"), covering and describing the above referenced “Property”, as such term is defined in the Deed of Trust.

Reference is further made to that certain **Modification, Renewal and Extension Agreement** dated September 16, 2024, executed by Borrower and Lender, recorded on October 8, 2024 in the Official Public Records of Austin County, Texas, under Instrument No. 244489, whereby terms of the Note were changed.

FILED

2025 JUL 25 PM 12:31

WHEREAS, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, formerly known as Allegiance Bank (the "Mortgagee"), the owner and holder of the Note, has requested the undersigned to sell the Property described below; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that the Property described below will be sold at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: September 2, 2025

Time: 10:00 a.m. C.S.T and may occur no later than 3 hours after said time

Place: The foyer of the Austin County Courthouse, 1 East Main Street, Bellville, Austin County, Texas 77418 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court 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.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale is described as follows:

2025-0025

Property: 7,000 square feet of land in the Milburn and Davis League, A-71, Austin County, Texas, being Lot Fifteen (15) and the east 20.00 feet of Lot Fourteen (14), in Block 12, of the Town of Wallis, Austin County, Texas, according to the map and plat thereof recorded in Volume X, Page 7, Plat Records of Austin County, Texas, and being the same land described in Deed from Aleta B Stern to Frances Martisek, dated August 21, 1998, recorded under Austin County Clerk's File No. 985390, Official Records of Austin County, Texas;

Lots 3-10, in Block 12 of the Town of Wallis, Austin County, Texas, according to the map and plat thereof recorded in Volume X at Page 7 of Plat Records of Austin County, Texas;

Lot Sixteen (16), in Block Twelve (12) of the Town of Wallis, Austin County, Texas, according to the map and plat thereof recorded in Volume X, Page 7, Plat Records of Austin County, Texas, and being the same land described in Deed from LL Stern, et ux to Frances Martisek, dated December 5, 1997, recorded in Volume 797, Page 873-875, Official Records of Austin County, Texas;

Lots 17-20, in Block 12 of the Town of Wallis, Austin County, Texas, according to the map and plat thereof recorded in Volume X at Page 7 of Plat Records of Austin County, Texas; and all improvements thereon.

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR

Our Case No. 24-06512-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF AUSTIN

Deed of Trust Date:
February 26, 1993

Property address:
679 W AUSTIN ST
BELLVILLE, TX 77418

FILED

2025 JUL 25 PM 1:08

[Signature]
COUNTY CLERK
AUSTIN COUNTY, TEXAS

Grantor(s)/Mortgagor(s):
VICTOR M. RODRIGUEZ AND WIFE, ROSEMARY
RODRIGUEZ

LEGAL DESCRIPTION: ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 8750.00 SQ. FT. LOCATED IN THE JOHN NICHOLS SURVEY, A-73, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING OUT OF A 35,000.00 SQ. FT. OR 0.8035 ACRE TRACT THAT WAS CONVEYED TO JACK GRAHAM FROM THE GILLIS E. BADER ESTATE BUT SAID CONVEYANCE HAS NOT YET BEEN MADE OF RECORD. SAID TRACT 3 CONSISTING OF 8750.00 SQ. FT. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHERLY R.O.W. OF W. AUSTIN STREET AND THE EAST R.O.W. OF MILL CREEK ROAD FOR THE NORTHWEST CORNER OF THAT 35,000.00 SQ. FT. TRACT AND BEING THE NORTHWEST CORNER OF TRACT 1;

THENCE N 85° 42' 18" E, WITH THE SOUTH R.O.W. OF W. AUSTIN STREET AND PASSING AT 31.01 FT. A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF TRACT 1, THE SAME BEING THE NORTHWEST CORNER OF TRACT 2 AND CONTINUING WITH THE SOUTHERLY R.O.W. OF W. AUSTIN STREET A TOTAL DISTANCE OF 101.01 FT. TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER AND TRUE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE N 85° 42' 18" E, CONTINUING WITH THE SOUTH R.O.W. OF W. AUSTIN STREET A DISTANCE OF 70.00 FT. TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF TRACT 4 AND BEING NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 04° 17' 42" E, WITH THE WEST LINE OF TRACT 4, A DISTANCE OF 125.00 FT. TO A 1/2" IRON ROD SET IN THE ORIGINAL SOUTH LINE OF THAT 35,000.00 SQ. FT. TRACT AND BEING THE SOUTHWEST CORNER OF TRACT 4, THE SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DISCRIBED TRACT;

THENCE S 85° 42' 18" W, WITH THE SOUTH LINE OF THE 35000.00 SQ. FT. TRACT A DISTANCE OF 70.00 FT TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF TRACT 2 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 04° 17' 42" W, WITH THE EAST LINE OF TRACT 2, A DISTANCE OF 125.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 8750.00 SQ. FT.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING
THROUGH THE RURAL HOUSING SERVICE OR
SUCCESSOR AGENCY, UNITED STATES
DEPARTMENT OF AGRICULTURE, ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

2025-0026

Current Mortgagee:
UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME ADMINISTRATION

Date of Sale: SEPTEMBER 2, 2025

Property County: AUSTIN

Original Trustee: NEAL SOX JOHNSON

Recorded on: March 4, 1993

As Clerk's File No.: 93 745

Mortgage Servicer:
UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME ADMINISTRATION

Substitute Trustee:

Chloe Christensen, Debby Jurasek, Megan Randle-
Bender, Rebecca Bolton, Marinosci Law Group PC,
Resolve Trustee Services, LLC

Substitute Trustee Address:

c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Chloe Christensen, Debby Jurasek, Megan Randle-Bender, Rebecca Bolton, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Austin County Courthouse, One East Main, Bellville, TX 77418 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS), FORMERLY FARMERS HOME ADMINISTRATION, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

2025 0026

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND,

7/24/25

MARINOSCI LAW GROUP, P.C.

By: 

SAMMY HOODA
MANAGING ATTORNEY

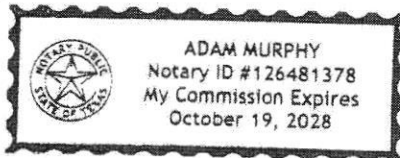
THE STATE OF TEXAS

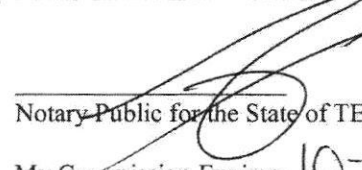
COUNTY OF DALLAS

Before me, Adam MURPHY, the undersigned officer, on this, the 24 day of July 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam MURPHY
Printed Name and Notary Public

Grantor: UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING
SERVICE (RHS), FORMERLY FARMERS
HOME ADMINISTRATION
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 24-06512

Return to:

MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

2025-0026

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: 09/02/2025

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 JUL 31 PM 2: 17

Diene D...
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

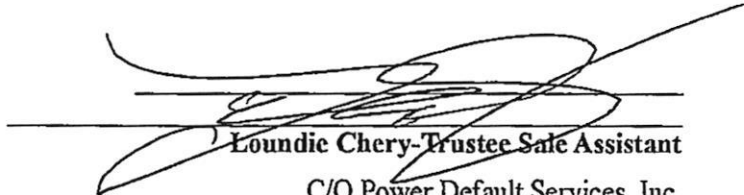
TS No.: 2016-02163-TX
18-001299-673

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: July 30, 2025



Loundie Chery-Trustee Sale Assistant

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 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.

I am Bruce F. Inez Certificate of Posting
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 7-31-25 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.

610 OAK CREEK CT
SEALY, TX 77474

00000010500619

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: September 02, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 09, 2022 and recorded in Document INSTRUMENT NO. 222907 real property records of AUSTIN County, Texas, with KEVIN DALE JOHNSON JOINED HEREIN PRO FORMA BY MY SPOUSE PATTIE RENEE SEPEDA-JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KEVIN DALE JOHNSON JOINED HEREIN PRO FORMA BY MY SPOUSE PATTIE RENEE SEPEDA-JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$736,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF EFMT 2023-1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

FILED
2025 AUG -7 PM 2:02
AUSTIN COUNTY CLERK
AUSTIN COUNTY, TEXAS



2025-0029

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Declarants Name: _____

Date: _____

2025-0029

610 OAK CREEK CT
SEALY, TX 77474

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00000010500619

AUSTIN

EXHIBIT "A"

LOT 1, BLOCK 5, BRAZOS COUNTRY SECTION FOUR REPLAT NO. 1, CITY OF BRAZOS COUNTRY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. 212123, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

BEING PART OF THE SAME PROPERTY DESCRIBED IN DEED DATED OCTOBER 7, 2020, EXECUTED BY DENNIS R. MCGILL AND WIFE, SANDY LE MCGILL TO WARREN FAMILY RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER CLERK'S FILE NO. 204786, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.