

Our Case No. 25-07126-FC

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF BROWN

**Deed of Trust Date:**  
December 1, 1994

**Property address:**  
2101 AVENUE D  
BROWNWOOD, TX 76801

**Grantor(s)/Mortgagor(s):**  
DANIEL GONZALEZ AND WIFE, MARIA A. GONZALEZ

**LEGAL DESCRIPTION:** All that certain tract or parcel of land lying and situated in Brown County, Texas, being the SE 1/2 (one-half) of Lot No. 8, Block No. 8, Grandview Addition to the City of Brownwood, Texas, as shown on a plat recorded in Volume 1, Page 86, Plat Records of Brown County, and known as 2101 Avenue D; and the same tract described in a Trustees Deed from Harold Kennedy to the United States of America recorded in Volume 1151, Page 172, Real Property Records of Brown County, Texas and described by metes and bounds as follows: BEGINNING at a 1/2" steel rod found in the ground on the East corner of Block 8 at the West corner of Ninth Street and Avenue D for the East corner of Lot No. 8 and this tract; THENCE, S 45° W 75.00 feet along the NW line of Avenue D to a 3/4" pipe found in the ground for the East corner of Lot No. 7 and the South corner of this tract; THENCE, N 45° W 75.00 feet along the NE line of Lot No. 7 to a 1/2" steel rod found in concrete for the West corner of this tract on the SW line of Lot No. 8; THENCE, N 45° 75.00 feet to a 1/2" steel rod found in the ground on the SW line of Ninth Street for the North corner of this tract on the NE line of Lot No. 8; THENCE, S 45° E 75.00 feet along the SW line of Ninth Street to the point of beginning.

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

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

**Current Mortgagee:**  
UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND  
ASSIGNS, UNITED STATES DEPARTMENT OF  
AGRICULTURE

**Date of Sale:** MAY 5, 2026

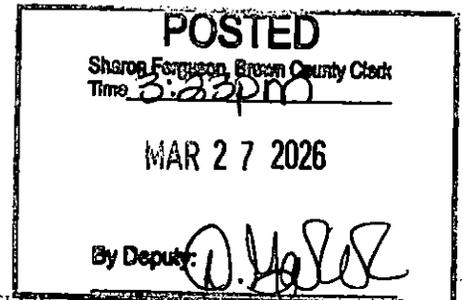
**Property County:** BROWN

**Original Trustee:** GEORGE ELLIS

**Recorded on:** December 1, 1994  
**As Clerk's File No.:** 7349  
**Mortgage Servicer:**  
UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND  
ASSIGNS, UNITED STATES DEPARTMENT OF  
AGRICULTURE

**Substitute Trustee:**  
Resolve Trustee Services, LLC, Marinosci Law Group, PC

**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 Resolve Trustee Services, LLC, Marinosci Law Group, PC, 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, MAY 5, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM 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 Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 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 OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, 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.

**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, March 25, 2026

MARINOSCI LAW GROUP P.C.

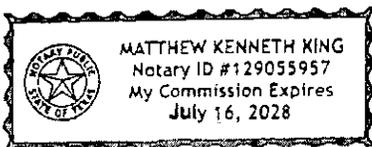
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Matthew Kenneth King, the undersigned officer, on this, the 25<sup>th</sup> day of March 2026, 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.

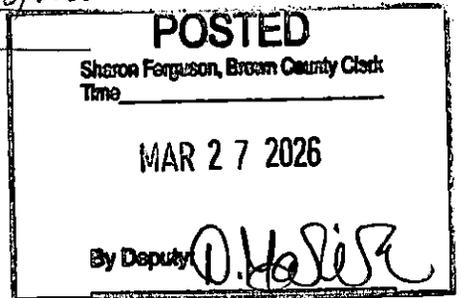
Witness my hand and official seal

(SEAL)



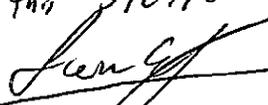
[Signature]  
Notary Public for the State of TEXAS

My Commission Expires: 07/16/2028  
Matthew Kenneth King  
Printed Name and Notary Public



Grantor: UNITED STATES OF AMERICA, ACTING  
THROUGH THE RURAL HOUSING SERVICE,  
ITS SUCCESSORS AND ASSIGNS, UNITED  
STATES DEPARTMENT OF AGRICULTURE  
3775 VENTURE DRIVE  
DULUTH, GA 30096  
Our File No. 25-07126

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

When my hand this 3/27/2026  
  
By: Louis C. Starnow

