

RECORDING REQUESTED BY: *W*

WHEN RECORDED MAIL TO:

ServiceLink Agency Sales and Posting, LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX06000147-25-1

APN 70374

TO No 250548483-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 10, 2024, JOSEPH ALBERINO, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROBERTSON ANSCHUTZ VETTERS, LLC as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CROSSCOUNTRY MORTGAGE, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$265,000.00, payable to the order of CrossCountry Mortgage, LLC as current Beneficiary, which Deed of Trust recorded on September 16, 2024 as Document No. 2024-002692 and that said Deed of Trust was modified by Modification Agreement and recorded April 15, 2025 as Instrument Number 2024-002692 in Eastland County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 70374

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **ServiceLink Agency Sales and Posting, LLC** or either 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

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 **CrossCountry Mortgage, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

RECEIVED *10:25 A.M.*  
CATHY JENTHO, COUNTY CLERK

OCT 23 2025

EASTLAND COUNTY, TEXAS  
By *DR* Deputy

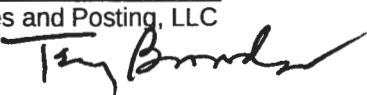
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 6, 2026** at **01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Eastland County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **At the south entrance steps of the Eastland 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.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and CrossCountry Mortgage, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and CrossCountry Mortgage, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 23 day of October, 2025.

By: ServiceLink Agency Sales and Posting, LLC  
Substitute Trustee(s) 

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and  
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

**To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.**

EXHIBIT "A"

BEING 10.47 ACRES OF LAND OUT OF AND PART OF A 64.45 ACRE PARENT TRACT CONVEYED TO MJS TEXAS LLC RECORDED IN DOCUMENT # 2021-002277 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS AND BEING SITUATED IN THE N/2 OF THE W. AHRENBECK & BROTHER SURVEY NO. 1, ABSTRACT NO. 4, EASTLAND COUNTY, TEXAS. THIS SURVEY OF SAID 10.47 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 3/8" SPIKE SET IN THE APPROXIMATE CENTER OF EASTLAND COUNTY ROAD NO. 252 AND EAST LINE OF THE W. AHRENBECK & BROTHER SURVEY NO. 1, SAME BEING THE EAST LINE OF MJS TEXAS LLC 64.45 ACRE PARENT TRACT, SAID POINT ALSO BEING THE WEST LINE OF THE W. AHRENBECK & BROTHER SURVEY NO. 1, ABSTRACT NO. 3 AND RONALD W. COTTON 316 ACRE TRACT DESCRIBED IN VOLUME 2059 PAGE 174, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT AND BEING LOCATED S 00° 57' 23" W 640.04 FEET FROM THE NORTHEAST CORNER OF THE SAID W. AHRENBECK & BROTHER SURVEY NO. 1, ABSTRACT NO. 4.

THENCE S 00° 57' 23" W, 300.04 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT AND EAST LINE OF THE N/2 OF THE W. AHRENBECK & BROTHER SURVEY NO. 1, A-4, SAME BEING THE EAST LINE OF MJS TEXAS LLC 64.45 ACRE PARENT TRACT, ALSO BEING THE WEST LINE OF THE W. AHRENBECK & BROTHER SURVEY NO. 1, A-3 AND RONALD W. COTTON 316 ACRE TRACT, TO A 3/8" SPIKE SET IN THE APPROXIMATE CENTER OF SAID EASTLAND COUNTY ROAD NO. 252, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE N 90° 00' 00" W, WITH THE SOUTH LINE OF THIS DESCRIBED TRACT AND OVER AND ACROSS MJS TEXAS LLC 64.45 ACRE TRACT, AT 30.00 FEET PASSING A 1/2" REBAR WITH SURVEY CAP # 5085 SET IN THE WEST LINE OF EASTLAND COUNTY ROAD NO. 252, THENCE CONTINUING ALONG SAME COURSE FOR A TOTAL DISTANCE OF 1570.76 FEET TO A POINT IN THE CENTER OF A BRANCH AND WEST LINE OF SAID MJS TEXAS LLC 64.45 ACRE TRACT, ALSO BEING THE EAST LINE OF HUGO M. MAURICIO 188.10 ACRE TRACT DESCRIBED IN VOLUME 2544 PAGE 243, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE WITH THE MEANDERS OF THE CENTER OF SAID BRANCH AND WEST LINE OF THIS DESCRIBED TRACT AND MJS TEXAS LLC 64.45 ACRE PARENT TRACT, SAME BEING THE EAST LINE OF HUGO M. MAURICIO 188.10 ACRE TRACT, AS FOLLOWS; N 01° 06' 00" W 33.47 FEET; N 23° 16' 19" E 109.77 FEET; N 25° 58' 40" E 151.40 FEET & N 42° 51' 33" E 40.37 FEET TO A POINT IN THE CENTER OF SAID BRANCH, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE N 90° 00' 00" E, 1439.27 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND OVER AND ACROSS MJS TEXAS LLC 64.45 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 10.47 ACRES OF LAND OF WHICH 0.21 ACRES OF SAID LAND LIES WITHIN THE CONFINES OF EASTLAND COUNTY ROAD NO. 252. BEARINGS ON THE ABOVE DESCRIBED 10.47 ACRE TRACT WERE BASED UPON GRID NORTH, WGS 84, AS DETERMINED BY G. P. S. SURVEYING SYSTEM.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE A AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.