

Our Case No. 26-03611-FC

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

THE STATE OF TEXAS
COUNTY OF EASTLAND

Deed of Trust Date:
June 8, 2006

Property address:
334 COUNTY RD 565
EASTLAND, TX 76448

Grantor(s)/Mortgagor(s):
RACHEL D. SAUCEDO

LEGAL DESCRIPTION: Being Real Property and Improvements situated on a 0.347 acres tract of land out of and part of Lot A-5, Revised Wier Park Lake Lots, Wm. Van Norman Survey, Abstract No. 545, Eastland County, Texas, as per the Official Plat of said subdivision filed of record on Slide 50, Plat Cabinet Record of Eastland County, Texas, Title vested in the name of Michael A. Saucedo by deed recorded in Volume 2204 Page 195, Official Public Records of Eastland County, Texas. This survey being made for Rachel Saucedo by virtue of her request and being more particularly described as follows;

Beginning at a 5/8" iron rod found at the Northeast corner of Lot A-5 and the Northwest corner of Park "B", Amended Plat, also being in the South line of line of Wier Park Drive, for the Northeast corner of this described tract.
Thence S 39° 56' 00" E, 163.36 feet with the East line of described tract and Lot A-5, same being the West line of Park "B", to a 1/2" rebar with survey cap # 5085 set at the Southeast corner of Lot A-5, for the Southeast corner of this described tract.
Thence S 50° 04' 00" W, 100.00 feet with the South line of described tract and South line of Lot A-5, to a 1/2" rebar with survey cap % 5085 set at the Southwest corner of Lot A-5 and Southeast corner of Lot A-4, for the Southwest corner of this described tract.
Thence N 34° 39' 38" W, 164.05 feet with the West line of described tract and East line of David Veatch, et. ux. Tract described in Volume 1606 Page 153, Official Public Records of Eastland County, Texas, to a 5/8" iron rod found in the South line of Wier Park Drive and North line of Lot A-5, for the Northwest corner of this described tract.
Thence N 50° 04' 00" E, 84.92 feet with the North line of described tract and North line of Lot A-5, same being the South line of Wier Park Drive, to the place of beginning and containing 0.347 acres of land.

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

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

Date of Sale: JULY 7, 2026

Property County: EASTLAND

Original Trustee: BRYAN DANIEL

Recorded on: June 14, 2006
As Clerk's File No.: 02602334
Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,
UNITED STATES DEPARTMENT OF AGRICULTURE

Substitute Trustee:
Jamie Osborne, Laura Browder, Terry Browder, 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 Jamie Osborne, Laura Browder, Terry Browder, 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

RECEIVED 2:07 P M.
CATHY JENTHO, COUNTY CLERK
JUN 12 2026
EASTLAND COUNTY, TEXAS
By DR Deputy

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, JULY 7, 2026** 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 Eastland County Courthouse, 100 W. Main, Eastland, TX 76448 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.

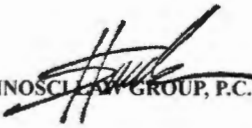
UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent 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.

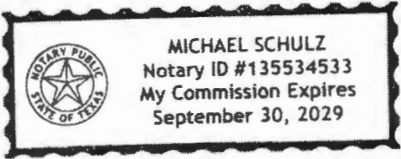
WITNESS MY HAND,

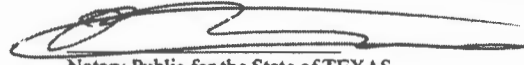
6-11-26

THE STATE OF TEXAS
COUNTY OF DALLAS


MARINOSCI LAW GROUP, P.C.
By: _____
SAMMY HOODA -
MANAGING ATTORNEY

Before me, Michael Schulz, the undersigned officer, on this, the 11 day of June 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)




Notary Public for the State of TEXAS
My Commission Expires: 9-30-29
Michael Schulz
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH Return to:
THE RURAL HOUSING SERVICE, ITS SUCCESSORS
AND ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE
P.O. Box 66889
St. Louis, MO 63166
Our File No. 26-03611

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