

#6 Pg 1

FILED  
HAYS COUNTY, TEXAS  
at 8:21 o'clock A.M.

NOTICE OF FORECLOSURE SALE

FEB 19 2026

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 OR 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.

*Clair D. Carson*

COUNTY CLERK

1. *Property to Be Sold.* The property to be sold is described as follows: LOT SEVEN (7), BLOCK M, OF SAGE HOLLOW A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER DOCUMENT NUMBER 22007572, IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/20/2023 and recorded in Document 23021943 real property records of Hays County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:  
Date: 04/07/2026  
Time: 12:00 PM  
Place: Hays County, Texas at the following location: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, OR 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.

4. *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.

5. *Obligations Secured.* The Deed of Trust executed by GILBERT REYNA AND MICHELE KATHRINE REYNA, provides that it secures the payment of the indebtedness in the original principal amount of \$449,999.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank c/o TRUIST BANK, 1001 Semmes Ave, Richmond, VA 23224 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.

*Clair D. Carson*  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
✓ Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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 Hays County Clerk and caused it to be posted at the location directed by the Hays County Commissioners Court.

# 7 Pg 1

FILED  
HAYS COUNTY, TEXAS  
at 3:21 o'clock A.M.

FEB 19 2026

*Elaine H. Carver* 0000010600039  
COUNTY CLERK

412 HORTUS DR  
KYLE, TX 78640

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: April 07, 2026

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

Place: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL. 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 April 27, 2023 and recorded in Document INSTRUMENT NO. 23015664 real property records of HAYS County, Texas, with DENNIS ONGKIKO AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DENNIS ONGKIKO AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$249,287.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY 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. FIRST UNITED BANK AND TRUST COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK AND TRUST COMPANY  
3930 DALLAS PARKWAY  
PLANO, TX 75093



412 HORTUS DR  
KYLE, TX 78640

#7 Pga

0000010600039

**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 SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES OR RICHARD ZAVALA, JR 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 HAYS County Clerk and caused to be posted at the HAYS County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

412 HORTUS DR  
KYLE, TX 78640

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HAYS



LOT 3, BLOCK D, CASSETTA RANCH SECTION THREE, AN ADDITION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 21060339, PLAT RECORDS, HAYS COUNTY, TEXAS.

# 8 pg 1

FILED  
HAYS COUNTY, TEXAS  
at 1:56 o'clock P.M.

FEB 19 2026

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

*[Handwritten Signature]*  
COUNTY CLERK

**Hays County Texas Home Equity Security Instrument**

Date of Security Instrument: November 10, 2021

Amount: \$450,000.00

Grantor(s): GLENN J. ROBERTSON, A MARRIED MAN AND PAMELA ROBERTSON, HIS WIFE

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Original Trustee: GERRI L. KENDALL

Mortgage Servicer and Address: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
635 Woodward Ave  
Detroit, MI 48226-1906

Recording Information: Recorded on 11/19/2021, as Instrument No. 21063972 Hays County, Texas

Legal Description: LOT 10, BLOCK B, OF RUBY RANCH, PHASE 5, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 241, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

Date of Sale: 4/7/2026

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Hays County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on 11/12/2025, under Cause No. 25-0784-DCF, in the 483rd Judicial District Court of Hays County, Texas;

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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the



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#6 Pg 2

Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

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 begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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 the notice immediately.**

EXECUTED in multiple originals on 2/16/2026.

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

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FILED  
HAYS COUNTY, TEXAS  
at 1:56 o'clock P.M.

C&M No. 44-26-00442/ FILE NOS

FEB 1 9 2006

**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 November 10, 2005 and recorded under Vol. 2808, Page 28, or Clerk's File No. 05033386, in the real property records of Hays County Texas, with Leonardo Huerta, a married man as Grantor(s) and The Laredo National Bank as Original Mortgagee.

Deed of Trust executed by Leonardo Huerta, a married man securing payment of the indebtedness in the original principal amount of \$130,300.00 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 Leonardo Huerta. PNC Bank, N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**Legal Description:**

LOT 17, BLOCK E, OF REPLAT OF FOUR SEASONS FARM, SECTION 2, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 12, PAGE 216, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

**SALE INFORMATION**

Date of Sale: 04/07/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Hays County Courthouse, Texas at the following location: On the front steps of the Hays County Government Building, 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," "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.**



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**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 Sharlet Watts, Angela Zavala, Michelle Jones, ServiceLink Auction, 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 February 12, 2026.

/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: Angela Zavala  
Printed Name: Angela Zavala

C&M No. 44-26-00442

#10 pg 1

FILED  
HAYS COUNTY, TEXAS  
at 1:56 o'clock P.M.

FEB 19 2026

25-03859

774 CHERRYSTONE LOOP, BUDA, TX 78610

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

*Elaine H. Carlson*

COUNTY CLERK

Property:

The Property to be sold is described as follows:

LOT 52, BLOCK K; SUNFIELD, PHASE THREE, SECTION FIVE "C"  
SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP  
OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 20044618, OF  
THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated April 14, 2023 and recorded on April 18, 2023 at Instrument Number  
23013193 in the real property records of HAYS County, Texas, which contains a power  
of sale.

Sale Information:

April 7, 2026, at 12:00 PM, or not later than three hours thereafter, at the front steps of  
the Hays County Government Building, 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 MICHAEL WILLIAM RAITT AND REGINA  
DARLENE RAITT secures the repayment of a Note dated April 14, 2023 in the amount  
of \$500,575.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o  
LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee  
of the Deed of Trust and Note and LoanCare, 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.

**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.**



4866342

#10 Pg 2

*Kathryn Dahlin*

De Cubas & Lewis, P.C.  
Kathryn Dahlin, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

*Angela Zavala*

Substitute Trustee(s): Aarti Patel, Violet Nunez,  
Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary  
Corenblum, Joshua Sanders, Aleena Litton,  
Auction.com LLC, , Sharlett Watts, Angela Zavala,  
Michelle Jones, Richard Zavala Jr., Taylor Grantham,  
Angela Zavala, Michelle Jones, Sharlet Watts,  
Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 19<sup>th</sup> day of  
FEB., 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the  
requirements of HAYS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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FILED  
HAYS COUNTY, TEXAS  
at 2:20 o'clock P.M.

FEB 19 2026

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HAYS County**

**Deed of Trust Dated:** January 9, 2014

**Amount:** \$209,000.00

**Grantor(s):** HEATHER MAULDIN

**Original Mortgagee:** AMERIPRO FUNDING, INC..

**Current Mortgagee:** FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SYSTEMS TRUST

**PARTICIPATION INTEREST TRUST**

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2014-14000698

**Legal Description:** 3.023 ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS H.W. FORSYTH SURVEY NO. 2, ABSTRACT NO. 173, HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT 'A'

**Date of Sale:** April 7, 2026 between the hours of 1:00 PM and 4:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HAYS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

COLETTE MAYERS OR THOMAS GILBRAITH, C JASON SPENCE, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, CHRIS LAFOND, DEANNA RAY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR OR ELIZABETH ANDERSON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ERIKA AGUIRRE, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC., TAYLOR GRANTHAM have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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 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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

**Anthony Alan Garcia, ATTORNEY AT LAW**  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-005148

Printed Name:

Angela Zavala

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

#11 Pg 2

EXHIBIT 'A'

OF A 3.02 ACRE (CALLED 3.023 ACRE) TRACT OF LAND OUT OF THE THOMAS H. W. FORSITH SURVEY NO. 2, ABSTRACT NO. 173, HAYS COUNTY, TEXAS, BEING ALL OF LOT 4, COUNTRY ESTATES SECTION 2 (AN UNRECORDED SUBDIVISION OF HAYS COUNTY, TEXAS) SAID TRACT BEING A PORTION OF THAT CALLED 691.54 ACRE TRACT OUT OF THE THOMAS H. W. FORSITH SURVEY NO. 2, ABSTRACT NO. 173 AND THE JOHN CARSON SURVEY NO. 3, ABSTRACT NO. 80, CONVEYED TO HANNO QUENTHER ET UX IN VOLUME 179, PAGE 362, DEED RECORDS OF HAYS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS CONVEYED TO GEORGE C. HAINES AND INEZ S. HAINES IN VOLUME 239, PAGE 655, DEED RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 4.1183 ACRE TRACT AS CONVEYED FROM SHARON PETERS TO DAVID STICH IN VOLUME 4540, PAGE 388, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod in the westerly R.O.W. line of Mustang Lane (A/K/A Mustang Rd., a 60' Public R.O.W.) for the northeast corner of the herein described tract, the northeast corner of said Lot 4, the southeast corner of a called 2.50 acre tract as conveyed to Joe B. Schneider known as one-half (1/2) of Lot 5, said Country Estates Section 2;

**THENCE** along and with said R.O.W., South  $29^{\circ}05'41''$  West, a distance of 481.55 feet (called South  $29^{\circ}33'00''$  West, a distance of 480.76 feet) to a set  $\frac{1}{2}$ " iron rod for the southeast corner of the herein described tract, the northeast corner of a 1.08 acre tract this day surveyed (being the remaining portion of said Stich 4.1183 Acre Tract), and Lot 3, said Country Estates Section 2;

**THENCE** along and with the common boundary of said Lot 3 and Lot 4, North  $60^{\circ}54'19''$  West, a distance of 259.04 feet (called North  $60^{\circ}27'00''$  West, a distance of 260.12 feet) to a set  $\frac{1}{2}$ " iron rod for the southwest corner of the herein described tract, the northwest corner of said 1.08 Acre Tract, and said Lot 3, a point in the easterly boundary line of a called 530.93 acre tract as conveyed to Freeman Educational Foundation in Vol. 769, Pg. 688, Deed Records of Hays County, Texas;

**THENCE** along and with said boundary, North  $25^{\circ}42'41''$  East, a distance of 481.80 feet (called North  $26^{\circ}10'00''$  East, a distance of 481.80 feet) to a found  $\frac{1}{2}$ " iron rod for the northwest corner of the herein described tract, the southwest corner of said Schneider Tract;

**THENCE** along and with the southerly boundary line of said Schneider Tract, South  $61^{\circ}01'24''$  East, a distance of 287.47 feet (called South  $60^{\circ}27'00''$  East, a distance of 287.70 feet) to the POINT OF BEGINNING and containing 3.02 acres, more or less.

**BASIS OF BEARING:** TEXAS SOUTH CENTRAL NAD 83

# 12 Pg 1

FILED  
HAYS COUNTY, TEXAS  
at 2:26 o'clock P.M.  
FEB 19 2026

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

*Clair H. Carson*  
\_\_\_\_\_  
COUNTY CLERK

T.S. #: 2026-21154-TX

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 4/7/2026  
Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.  
Place: Hays County Courthouse, Texas, at the following location: 712 South Stagecoach Trail, San Marcos, TX 78666 THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

LOT ONE (1), IN BLOCK G, OF FINAL PLAT LA CIMA PHASE 2, SECTION B, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 202048717, OF THE MAP AND/OR PLAT RECORDS, TOGETHER WITH SCRIVENER'S AFFIDAVIT RECORDED IN COUNTY CLERK'S FILE NO. 202057349, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

**Commonly known as:** 321 PIN CHERRY PASS SAN MARCOS TX 78666

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 6/30/2023 and recorded in the office of the County Clerk of Hays County, Texas, recorded on 6/30/2023 under County Clerk's File No 23023789, in Book -- and Page -- of the Real Property Records of Hays County, Texas.

<b>Grantor(s):</b>	<b>JAIME MAGALLANES AND JACLYN MARIE MAGALLANES, HUSBAND AND WIFE</b>
<b>Original Trustee:</b>	<b>Malcolm D. Gibson</b>
<b>Substitute Trustee:</b>	<b>Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC</b>
<b>Original Mortgagee:</b>	<b>Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Taylor Morrison Home Funding, Inc, its successors and assigns</b>
<b>Current Mortgagee:</b>	<b>Freedom Mortgage Corporation</b>
<b>Mortgage Servicer:</b>	<b>Freedom Mortgage Corporation</b>

# 12 Pg 2

T.S. #: 2026-21154-TX

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 referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5).

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$449,100.00, executed by JAIME MAGALLANES AND JACLYN MARIE MAGALLANES, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Taylor Morrison Home Funding, Inc, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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T.S. #: 2026-21154-TX

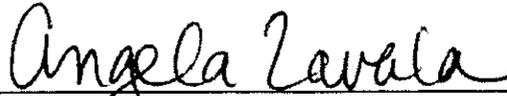
Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

**Freedom Mortgage Corporation**  
11988 EXIT 5 PKWY BLDG 4  
FISHERS IN 46037-7939  
Phone: (855) 690-5900

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 2/19/26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC



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c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648