

APR 29 2026

NOTICE OF FORECLOSURE SALE

Clair D. Cardenas
COMMISSIONER

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 any other 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. **Property to Be Sold.** The property to be sold is as follows:

Being 0.7535 acres, more or less, out of the THOMAS G. McGEHEE SURVEY, ABSTRACT NO. 11, situated in Hays County, Texas, being that same tract conveyed in Volume 3767, Page 821, of the Official Public Records of Hays County, Texas, and as more particularly described by metes and bounds in Exhibit "A" to the referenced Deed of Trust.

2. **Instrument to be foreclosed:** Document No. #18007004, Official Public 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: Tuesday, June 2, 2026

Time: The sale will begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 2:00 p.m.

Place: South door of the Hays County Government Center, 712 South Stagecoach Trail, San Marcos, Texas 78666, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The sale may not be cancelled except by the beneficiary or beneficiary's representative.

4. **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 beneficiary 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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the

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property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records.

Pursuant to Texas Property Code Section 51.009, 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.

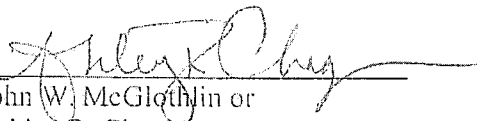
Pursuant to Texas Property Code Section 51.0075, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. **Type of Sale.** The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by JOSE C. ESPINOZA and ROSA A. SOTO GARCIA. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by Texas Business and Commerce Code Section 9.604(a).

6. **Obligations Secured.** The deed of trust secures the payment of the indebtedness and obligations therein described including but not limited to the promissory note of February 9, 2018, as amended, in the original principal amount of \$157,500.00, and payable to the order of BILLY PACE.

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

Dated: April 24, 2026



John W. McGlothlin or
Ashley R. Chagnon.
Substitute Trustee
MCGLOTHLIN JUNKIN & WILDE, P.C.
133 W. San Antonio, Suite 400
San Marcos, TX 78666

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FILED
HAYS COUNTY, TEXAS
at 8:23 o'clock A M

APR 30 2026

Clair S. Carls
COUNTY CLERK 0000010803195

521 PURPLE MARTIN AVENUE
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: June 02, 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 November 13, 2015 and recorded in Document INSTRUMENT NO. 2015-15036653; REFILED UNDER INSTRUMENT NO. 2015-15037167; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 25027940 real property records of HAYS County, Texas, with JASPER EVANS AND JENNIFER EVANS HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JASPER EVANS AND JENNIFER EVANS HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$220,437.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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521 PURPLE MARTIN AVENUE
KYLE, TX 78640

0000010803195

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 AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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: _____

521 PURPLE MARTIN AVENUE
KYLE, TX 78640

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HAYS

EXHIBIT "A"

LOT 34, BLOCK A. OF MEADOWS AT KYLE, PHASE 2, A SUBDIVISION IN HAYS COUNTY, TEXAS. ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 17, PAGES
386-388, PLAT RECORDS OF HAYS COUNTY, TEXAS.

#30 pg. 1

FILED
HAYS COUNTY, TEXAS
at 10:24 o'clock A M

APR 30 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Christy Caraway
COUNTY CLERK

**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.**

Matter No.: 147722-TX

Date: April 24, 2026

County where Real Property is Located: Hays

ORIGINAL MORTGAGOR: PETER SUTHERLAND REDWOOD, AN UNMARRIED MAN, AND
ASHLEY NICOLE FAUBION, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR TAYLOR MORRISON HOME
FUNDING, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: TAYLOR MORRISON HOME FUNDING, INC.

MORTGAGE SERVICER: TAYLOR MORRISON HOME FUNDING, INC.

DEED OF TRUST DATED 6/1/2023, RECORDING INFORMATION: Recorded on 6/1/2023, as Instrument No.
23019646

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT EIGHT (8), IN BLOCK A, OF 6 CREEKS
PHASE 1, SECTION 8A, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO MAP OR
PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 21058478, OFFICIAL PUBLIC
RECORDS, HAYS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/2/2026, the foreclosure sale will be conducted in
Hays County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 12:00 PM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

TAYLOR MORRISON HOME FUNDING, INC. is acting as the Mortgage Servicer for TAYLOR MORRISON
HOME FUNDING, INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced
loan. TAYLOR MORRISON HOME FUNDING, INC., as Mortgage Servicer, is representing the Mortgagee, whose
address is:

TAYLOR MORRISON HOME FUNDING, INC.
1 Corporate Drive Suite 360,
Lake Zurich, IL 60047

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



4873134

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Matter No.: 147722-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

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
Phone: (866) 931-0036

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FILED
HAYS COUNTY, TEXAS
at 10:24 o'clock A.M.

APR 30 2026

Clair D. Carlson
COUNTY CLERK

Our Case No. 26-02695-FC

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

THE STATE OF TEXAS
COUNTY OF HAYS

Deed of Trust Date:
August 30, 2019

Property address:
6081 HERON DR
BUDA, TX 78610

Grantor(s)/Mortgagor(s):
EDUARDO LOPEZ BORJA AND MELODY LYNN LOPEZ,
HUSBAND AND WIFE

LEGAL DESCRIPTION: Lot 88, Block A, Shadow Creek Phase Four Section Two, an addition in Hays County, Texas, according to the map or plat recorded in Volume 15, Page 286, Plat Records of Hays County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR
SECURITYNATIONAL MORTGAGE COMPANY, ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JUNE 2, 2026

Property County: HAYS

Original Trustee: JOHN A. DOUGLAS

Recorded on: September 4, 2019
As Clerk's File No.: 19031035
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC,
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 Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, 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

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NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 2, 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 **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE** 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.

PENNYMAC LOAN SERVICES, LLC, 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, 4-29-26

MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

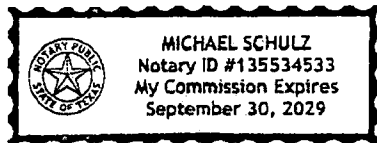
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 29 day of April 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: 9-30-29
Michael Schulz
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 26-02695

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

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FILED
HAYS COUNTY, TEXAS
at 10:24 o'clock A M

APR 30 2026

26-000408-TX
1220 ESPLANADE PKWY, SAN MARCOS, TX 78666

NOTICE OF FORECLOSURE SALE

Clint A. Carson
COUNTY CLERK

- Property: The Property to be sold is described as follows:
- LOT 29, BLOCK N, TRACE SUBDIVISION, PA 1A SECTION C, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 21007380, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated November 18, 2022 and recorded on November 21, 2022 as Instrument Number 22053644 in the real property records of HAYS County, Texas, which contains a power of sale.
- Sale Information: June 02, 2026, at 1:00 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 DOUGLAS DENNIS MATTICE III AND JADE MARYJANE MATTICE secures the repayment of a Note dated November 18, 2022 in the amount of \$325,137.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation 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.

Substitute Trustee(s): Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary Corenblum, Joshua Sanders, Aleena Litton, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Taylor Grantham, Xome Inc. and Tejas Corporate Services, LLC, NFPDS-TX LLC, Dustin George

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.

Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Substitute Trustee(s): Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary Corenblum, ~~Joshua Sanders~~, Aleena Litton, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Taylor Grantham, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 30th day of April, 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 10:24 o'clock A M

APR 30 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Clair & Carter
ATTORNEYS AT LAW

HAYS County
Deed of Trust Dated: November 30, 2021
Amount: \$375,000.00
Grantor(s): CHRIS FREEMAN
Original Mortgagee: PRIMELENDING, A PLAINSCAPITAL COMPANY
Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION
Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342
Recording Information: Document No. 21065508
Legal Description: LOT 70, BLOCK A, OF HIGH POINTE, PHASE 1, SECTION ONE, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 13, PAGE 26 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

Date of Sale: June 2, 2026 between the hours of 12:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 12:00 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, XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC, 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.

Dominique Varnier
DOMINIQUE M. VARNIER, ATTORNEY AT LAW

Angela Zavala

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2026-001316

Printed Name: Angela Zavala
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618