

Our Case No. 26-00805-FC

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

THE STATE OF TEXAS
COUNTY OF UVALDE

Deed of Trust Date:
April 15, 2011

Property address:
207 W EVERGREEN ST
UVALDE, TX 78801

Grantor(s)/Mortgagor(s):
SUE ELLEN VERA, A SINGLE WOMAN

LEGAL DESCRIPTION: Field Notes of a survey made 22 November 2010.
Being the East One-half (1/2) of Lots 1 and 4 of Block 4, Southern Heights Addition to the City of Uvalde, in accord with plat thereof now recorded in Cabinet One, Slide 9, Side B of the Plat Records of Uvalde County, Texas, and more particularly described in one contiguous lot by metes and bounds as follows (the bearings shown are geodetic [without adjustment for convergence of meridians] based on North meridian observed at Getty and Anglin Streets lying West 2227.60 feet and North 7590.53 feet from this Point of Beginning):
Beginning at the 100d plastic-capped iron spike found flush marking the NE and northmost corner of Block 4 in S right-of-way of West Evergreen Street;
THENCE S 21°15'00" E along E boundary of Block 4 and the W R.O.W. of South High Street, at 17.62 feet passing 31.98 feet right of center of 3/4-inch steel stake found up x inches marking NW corner of Lot SE of the Boaz Addition, at 62.91 feet passing 100d plastic-capped iron spike found flush to ground marking common E corner of Lots 1 and 4, at 76.42 feet passing 31.96 feet right of SW corner of said Lot SE, and continuing a total of 125.75 feet to the 100d plastic-capped iron spike found flush to ground marking the common E corner of Lots 4 and 5, the SE and eastmost corner of this described lot;
THENCE S 64°20'05" W along and adjoining the marked common boundary of Lots 4 and 5, at 108.74 feet passing 100d plastic-capped iron spike found flush to mark corner of encumbering 10-foot utility access easement encumbering the W boundary of this described lot, and continuing a total of 113.74 feet to its centerline and the SW and southmost corner of this described lot, from which the 100d plastic-capped iron spike found marking W right-of-way of said utility easement bears S 64°20'05" W 5.05 feet;
THENCE N 21°13'57" W, at 52.61 feet passing 4.90 feet right of 100d plastic-capped iron spike in common boundary of Lots 1 and 4, at 63.36 feet passing 5.00 feet left of another, and continuing a total of 126.05 feet to the S right-of-way of Evergreen Street and N boundary of Lot 1, the NW and westmost corner of this described lot, from which the 100d plastic-capped iron spike found marking NW corner of said utility easement bears S 64°28'50" W 5.00 feet;
THENCE N 64°28'50" E along and adjoining said S R.O.W. and N boundary of Lot 1, at 5.00 feet passing 100d plastic-capped iron spike marking NE corner of said encumbering utility easement, at 34.62 feet passing 54.17 feet right of 3/4-inch steel stake found marking SE corner of Lot 32 in Block 2, and continuing a total of 118.72 feet 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: 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: JUNE 2, 2026

Property County: UVALDE

Original Trustee: FRANCISCO VALENTIN, JR.

Recorded on: April 18, 2011
As Clerk's File No.: 2011001191
Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,
UNITED STATES DEPARTMENT OF AGRICULTURE

Substitute Trustee:
Calvin Speer, Melody Speer, Pete Speer, Wendy Speer, 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.

FILED
This 17th day of Apr, A.D. 2011
at 4:02 o'clock P.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By Delliot
Deputy

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 Calvin Speer, Melody Speer, Pete Speer, Wendy Speer, 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 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, 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 Uvalde County Courthouse, 3 Courthouse Square, Uvalde, TX 78801 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, 4-16-26

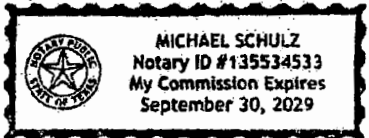
MARINOSCI LAW GROUP P.C.
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 16 day of April 2026, personally appeared SAMMY HOODA, a 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: UNITED STATES OF AMERICA, ACTING THROUGH Return to:
THE RURAL HOUSING SERVICE, ITS SUCCESSORS
AND ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 26-00805

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

[Signature]