

Our Case No. 25-07249-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

FILED March 16 A.D. 20 26
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Nikki Waller DEPUTY
AT 2:10 O'CLOCK PM

THE STATE OF TEXAS
COUNTY OF LIVE OAK

Deed of Trust Date:
March 12, 1996

Property address:
194 HILLSIDE COVE RD
MATHIS, TX 78368

Grantor(s)/Mortgagor(s):
MARGARITA M. ALMAGUER AND HUSBAND, FELIX ALMAGUER

LEGAL DESCRIPTION: A tract of land consisting of 2.822 acres of land out of 3.06 acres of land out of the John McMullen Survey, A-30, being part of the North 19 3/76 acres of a 58.55 acre tract recorded in Volume 102, Page 431, Deed Records of Live Oak County, Texas.

This 3.06 acres of land is more fully described by Metes and Bounds as follows:

Beginning at a 5/8" iron rod found for the North corner of said 58.55 acres and being the North corner of this tract.

Thence: S 39 deg. 20 min. E with a fence along the Northeast boundary of said 58.55 acres and being the Northeast boundary of this tract, a distance of 1,519.30' to 3 5/8" iron rod found for the East corner of this tract.

Thence: S 71 deg. 09 min. 06 sec. W with the Southeast boundary of this tract, a distance of 67.65' to a 1/2" iron rod set for the South corner of this tract.

Thence: N 39 deg. 04 min. 35 sec. W with a boundary of this tract, a distance of 1,105.37' to a 1/2" iron rod set for a corner of this tract.

Thence: N 84 deg. 54 min. 48 sec. W with a boundary of this tract, a distance of 337.85' to a 1/2" iron rod set in the Northwest boundary of said 58.55 acres for the West corner of this tract.

Thence: N 23 deg. 30 min. E with the Northwest boundary of said 58.55 acres and the Northwest boundary of this tract, a distance of 336.86' to the place of beginning.

SAVE AND EXCEPT a 0.138 acre tract of land heretofore conveyed to Maria E. Tijerina by deed dated April 20, 1995, and recorded in Volume 506, Page 302 of the Deed Records of Live Oak County, Texas, and described as follows, to wit:

A survey of 0.138 acres of land, out of the John McMullen Survey, Abstract No. 30 being part of a 3.06 acre tract conveyed by Lupe Lozano, et al to Margarita Escumilla and recorded in Volume 425, Page 291 of the Deed Records of Live Oak County, Texas.

This 0.138 acres of land is more fully described by Metes and Bounds as follows:

Beginning at a 5/8" iron rod set in a South boundary of said 3.06 acre tract for the Southeast corner of this 0.138 acre tract, from whence an interior corner of said 3.06 acre tract bears South 84 deg. 54 min. 48 sec. East 205.00'.

Thence, North 5 deg. 05 min. 12 sec. East with the East boundary of this 0.138 acre tract, a distance of 60.00' to a 5/8" iron rod set for the Northeast corner of this 0.138 acre tract.

Thence: North 84 deg. 54 min. 48 sec. West with the North boundary of this 0.138 acre tract, a distance of 100.00' to a 5/8" iron rod set for the Northwest corner of this 0.138 acre tract.

Thence: South 5 deg. 05 min. 31.2 sec. West with the West boundary of this 0.138 acre tract, a distance of 60.00' to a 5/8" iron rod set in said South boundary of said 3.06 acre tract for the Southwest corner of this 3.06 acre tract. From whence the West corner of said 3.06 acre tract bears North 84 deg. 54 min. 48 sec. West 32.85' and from this corner the North corner of said 3.06 acre tract and the North corner of a 58.55 acre tract, recorded in Volume 102, Page 431 of the Deed Records of Live Oak County, Texas, bears North 23 deg. 30 min. 00 sec. East 336.86'.

Thence: South 84 deg. 54 min. 48 sec. East along, adjoining and adjacent to the said South boundary of said 3.06 acre tract and the South boundary of this 0.138 acre tract, a distance of 100.00' to the place of beginning and containing 0.138 acres of land more or less.

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: APRIL 7, 2026

Property County: LIVE OAK

Original Trustee: L. GEORGE ELLIS

Recorded on: March 12, 1996

As Clerk's File No.: 00131210

Mortgage Servicer:

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

Substitute Trustee:

Resolve Trustee Services, LLC, Marinosci Law Group, PC

Substitute Trustee Address:

270 Marinosci Law Group, PC
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 Resolve Trustee Services, L.L.C., 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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 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 Live Oak County Courthouse, 301 Houston Street, George West, TX 78022 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.

3-10-20

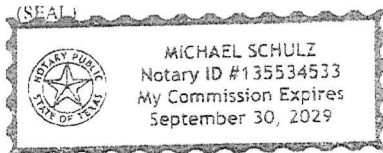
MARINOSCI LAW GROUP, P.C.
By: *[Signature]*
SAMMY HOODA
MANAGING ATTORNEY

[Signature]
W. O. LAKEW
SUB TRUSTEE

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 10 day of March 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



[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 THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 25-07249

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