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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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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 October 15, 2024 and recorded under Vol. 2341, Page 56, or Clerk's File No. 00160337, in the real property records of HILL County Texas, with Martin Adalberto Saucedo, A Single Man and Jacquelyn Elyssa Washington, A Single Woman, As Joint Tenants with Full Rights of Survivorship as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Martin Adalberto Saucedo, A Single Man and Jacquelyn Elyssa Washington, A Single Woman, As Joint Tenants with Full Rights of Survivorship securing payment of the indebtedness in the original principal amount of \$145,500.00 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 Martin Adalberto Saucedo and Jacquelyn Elyssa Washington. United Wholesale Mortgage, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 above referenced loan. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 16, BLOCK 1 OF THE THOMPSON PLACE ADDITION TO THE CITY OF HILLSBORO, ACCORDING TO THE PLAT RECORDED IN VOLUME 207, PAGE 103 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 0.08 ACRE IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM MARVIN EASTLAND AND WIFE, SUSAN EASTLAND TO AMANDA D. DANLEY BAKER AND HUSBAND, ERIC J. BAKER, DATED OCTOBER 30, 2020, RECORDED IN VOLUME 2076, PAGE 841 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 07/07/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: HILL County Courthouse, Texas at the following location: The east door of the Hill County Courthouse, 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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.

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 Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton, Leslie Shuler, Auction.com, 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 05/19/2026.

/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: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-26-01997

EXHIBIT A

LEGAL DESCRIPTION

Portion Lot 16, Block 1
Thompson Place Addition
Hill County, Texas

All that certain lot, tract or parcel of land being a portion of Lot 16, Block 1 of the Thompson Place Addition to the City of Hillsboro, according to the plat recorded in Volume 207, Page 103 of the Deed Records of Hill County, Texas, being the same tract of land described as 0.08 acre in the Warranty Deed with Vendor's Lien from Marvin Eastland and wife, Susan Eastland to Amanda D. Danley Baker and husband, Erick J. Baker, dated October 30, 2020, recorded in Volume 2076, Page 841 of the Official Public Records of Hill County, Texas, and being more particularly described as follows with bearings based per plat of said Addition:

BEGINNING at a 1/2" steel rebar found capped "Ince" (control monument) near the base of a chain link fence post in concrete lying on the easterly right-of-way line of Thompson Street, a 40 foot wide right-of-way according to the plat of the Warren Addition, recorded in Volume 16, Page 351 of the Deed Records of Hill County, Texas, with the southerly line of an alley according to the plat of said Thompson Place Addition, being the northwest corner of said Lot 16 and said 0.08 acre;

THENCE North 60 degrees 00 minutes 00 seconds East (directional control line) along the southerly line of said alley for the northerly line of said Lot 16, 85.12 feet to a 1/2" steel rebar found capped "Ince" (control monument), being the northeast corner of said Lot 16 and said 0.08 acre tract, for the northwest corner of Lot 15 of said Addition and that certain tract of land described in the Special Warranty Deed from DSV SPV 2, L.L.C. to Juan F. Rodriguez, dated December 20, 2021, recorded in Volume 2156, Page 120 of the Official Public Records of Hill County, Texas;

THENCE South 29 degrees 51 minutes 26 seconds East along the common line between said Lot 15 and 16 for the common line between said 0.08 acre tract and said Rodriguez tract, 33.09 feet to an "x" cut found near the southwest corner of a concrete slab, being the southeast corner of said 0.08 acre tract, the northeast corner of that certain tract of land described as 0.29 acre in the General Warranty Deed from Suzette Louise Brendon to Daniel Keith Morgan and wife, Peggy Deana Morgan, executed November 15, 2023, recorded in Volume 2291, Page 356 of the Official Public Records of Hill County, Texas;

THENCE over and across said Lot 16 along the common line between said 0.08 acre tract and said 0.29 acre tract, the following three (3) courses and distances:

- 1). South 59 degrees 56 minutes 30 seconds West 31.34 feet to a 1/2" steel rebar found capped "Ince";
- 2). South 30 degrees 19 minutes 35 seconds East 11.04 feet to a cotton spindle found at the base of a chain link fence corner post;
- 3). South 59 degrees 53 minutes 48 seconds West 53.56 feet to a 1/2" steel rebar found capped "Ince" lying in the easterly right-of-way line of said Thompson Street for the westerly line of said Lot 16, being the northwest corner of said 0.29 acre tract and the southwest corner of said 0.08 acre tract;

THENCE North 30 degrees 15 minutes 19 seconds West along the easterly right-of-way line of said Street for the westerly line of said Lot 16 and 0.08 acre tract, 44.26 feet to the point of beginning and containing 0.08 acre of land as surveyed on the ground September 27, 2024, as Job Number 090924 by Peede & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.