

Our Case No. 25-07199-FC

Filed for Record in:  
Robertson County  
On: Dec 11, 2025 at 02:18P  
By: Lacy Fechner

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF ROBERTSON

**Deed of Trust Date:**  
May 27, 1998

**Property address:**  
509 POST OAK ST  
HEARNE, TX 77859

I, undersigned, County Clerk, do hereby certify that  
the above notice was duly posted on 11 day of  
December, 2025 at 2:18 am/pm  
Stephanie M. Sanders, Robertson County Clerk  
by: Lacy Fechner

**Grantor(s)/Mortgagor(s):**  
LYDIA D. WELLS

**LEGAL DESCRIPTION:** PART ONE: BEING LOT NUMBER ELEVEN (11) IN BLOCK NUMBER EIGHTY SIX (86) IN THE CITY OF HEARNE. IN ROBERTSON COUNTY, TEXAS; AND BEING THAT SAME PROPERTY DESCRIBED IN A DEED FROM KATHRYN L. DAVIS TO PHILIP SALVAGGIO AND WIFE, OUIDA SALVAGGIO, DATED FEBRUARY 13, 1963 AND RECORDED IN VOLUME 202, PAGE 295 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS.

PART TWO: BEING THE ADJOINING WEST ONE-HALF OF LOT NUMBER TWELVE (W 1/2 OF LOT 12) IN BLOCK NUMBER EIGHT SIX (86), IN THE CITY OF HEARNE. IN ROBERTSON COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM KATHRYN L. DAVIS TO PHILIP A. SALVAGGIO, DATED JUNE 17, 1964 AND RECORDED IN VOLUME 207, PAGE 91 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS.

**Original Mortgagee:**  
THE UNITED STATES OF AMERICA ACTING THROUGH  
THE RURAL HOUSING SERVICE OR SUCCESSOR  
AGENCY, UNITED STATES DEPARTMENT OF  
AGRICULTURE, ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

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

**Date of Sale:** JANUARY 6, 2026

**Property County:** ROBERTSON

**Original Trustee:** STEVEN A. CARRIKER

**Recorded on:** May 28, 1998  
**As Clerk's File No.:** 0982485

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

**Substitute Trustee:**  
Heather Golden, Allan Johnston, David Sims, Enrique Florez,  
Pete Florez, Robert La Mont, Sharon St. Pierre, Sheryl La  
Mont, 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.**

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 Heather Golden, Allan Johnston, David Sims, Enrique Florez, Pete Florez, Robert La Mont, Sharon St. Pierre, Sheryl La Mont, 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

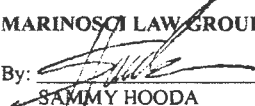
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Robertson County Courthouse, 103 E. Morgan Street, Franklin, TX 77856 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, 12/10/25

MARINOSCI LAW GROUP, P.C.

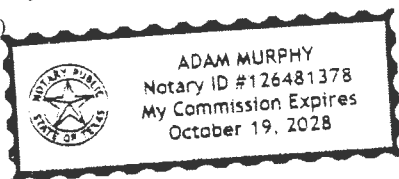
By:   
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 10 day of Dec 2025, 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)



Notary Public for the State of TEXAS

My Commission Expires: 10-19-28  
Adam Murphy  
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. 25-07199

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

Posted by: Sharon St. Pierre  
12/11/2025 Sharon St. Pierre  
Substitute Trustee