

Our Case No. 25-07305-FC

Filed for Record in:
Robertson County
On: Mar 12, 2026 at 09:13A
By: Lacy Fechner

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

THE STATE OF TEXAS
COUNTY OF ROBERTSON

Deed of Trust Date:
June 6, 1991

Property address:
401 MAGNOLIA
CALVERT, TX 77837

*I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 12 day of
March, 2026 at 9:13 a/m.
Stephanie M. Sanders, Robertson County Clerk
by: Lacy Fechner*

Grantor(s)/Mortgagor(s):
AUGUSTINE NUNN JOINED BY HER HUSBAND, HANDY
NUNN JR

LEGAL DESCRIPTION: BEING ALL OF LOT NUMBERED SIX (6), BLOCK NUMBERED ONE HUNDRED SIXTY (160) IN THE CITY OF CALVERT, ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID CITY APPEARING OF RECORD IN VOLUME 3, PAGE 285, 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: APRIL 7, 2026

Property County: ROBERTSON

Original Trustee: NEAL SOX JOHNSON

Recorded on: June 6, 1991
As Clerk's File No.: 1514
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, APRIL 7, 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,

3-11-26

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 11 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

(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. 25-07305

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