

Our Case No. 26-04225-FC

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

THE STATE OF TEXAS
COUNTY OF SAN AUGUSTINE

Deed of Trust Date:
March 20, 1991

Property address:
1856 FM 3483
SAN AUGUSTINE, TX 75972

Grantor(s)/Mortgagor(s):
IDA B. HOOPER

LEGAL DESCRIPTION: All that certain tract or parcel of land situated about 3 miles Southeast of the City of San Augustine, San Augustine County, Texas, on the P.A. Sublett Survey, A-44, and being the same land described as being a 0.500 acre tract in a Deed by Substitute Trustee from Gerald L. Green, Trustee, to the United States of America, dated December 3, 1985, recorded in Volume 251, Page 222 of the Deed Records of San Augustine County, Texas, and being more particularly described as follows:
Beginning at a 3/4" iron pipe found for corner near a fence corner in the West margin of a County Road from which a 26" B.J., found marked "X", bears S 48° E, 17.5 feet, and a 14" B.J., found marked "X", bears N 14° E, 36.6 feet, said beginning corner being the North corner of said 0.500 acre tract;
Thence S 32° 28' 55" E, 243.14 feet with the NEBL of said 0.500 acre tract and the West margin of said County Road to a 1/2" iron pipe found for corner at a fence corner, said corner being the SEC of said 0.500 acre tract and the NEC of a 0.279 acre tract described in a Deed by Substitute Trustee from Gerald L. Green, Trustee, to the United States of America, dated December 5, 1989, recorded in Volume 269, Page 796 of the Deed Records of San Augustine County, Texas;
Thence S 57° 37' 00" W with the SBL of said 0.500 acre tract and the NBL of said 0.279 acre tract, at 135.69 feet pass the NWC of said 0.279 acre tract and a total distance of 179.57 feet to a 1/2" iron rod set for corner at a fence corner at the SWC of said 0.500 acre tract;
Thence N 04° 00' 00" E, 302.02 feet with the WBL of said 0.500 acre tract to the Place of Beginning, containing 0.50 acres.

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: SEPTEMBER 1, 2026

Property County: SAN AUGUSTINE

Original Trustee: NEAL SOX JOHNSON

Recorded on: March 22, 1991
As Clerk's File No.: 2711
Re-Recorded on: January 15, 1992
As Clerk's File No.: 2993

Substitute Trustee:
Resolve Trustee Services, LLC, Marinosci Law Group, PC

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

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 Resolve Trustee Services, LLC, 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

Resolve

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, SEPTEMBER 1, 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 San Augustine County Courthouse, 100 W. Columbia, San Augustine, TX 75972 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, 7-16-29

MARINOSCI LAW GROUP, P.C.

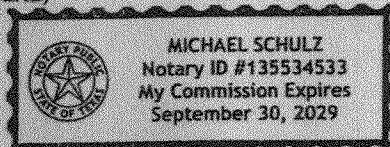
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 16 day of July, 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
P.O. Box 66889
St. Louis, MO 63166
Our File No. 26-04225

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

FILED FOR RECORD
July 23 2026
AT 12:55 O'CLOCK P M
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY [Signature]
DEPUTY