

Our Case No. 25-07095-FC

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

THE STATE OF TEXAS  
COUNTY OF BROOKS

**Deed of Trust Date:**  
August 7, 2008

**Property address:**  
521 RACHEL RD  
FALFURRIAS, TX 78355

<p>File for Record at <u>10:50</u> o'clock <u>A.</u> M.</p> <p>FEB 10 2026</p> <p>Elvaray B. Silvas County Clerk, Brooks County, Texas By: <i>[Signature]</i> Deputy</p>
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**Grantor(s)/Mortgagor(s):**  
CYNTHIA A. PEREZ

**LEGAL DESCRIPTION:** SITUATED IN FALFURRIAS, BROOKS COUNTY, TEXAS, PART OF A CALLED 16.54 ACRES, PER DEED OF TRUST RECORDED IN VOLUME 201, PAGE 709 OF THE BROOKS COUNTY OFFICIAL RECORDS, BEING A 1.00 ACRE TRACT DESIGNATED AS LOT 8F, OUT OF ORIGINAL LOT EIGHT (8), BLOCK FOUR (4), OF FALFURRIAS FARM AND GARDEN TRACTS, RECORDED IN VOLUME 92, PAGE 445, BROOKS COUNTY DEED RECORDS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A SET 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF RACHEL ROAD, THE ORIGINAL EAST LINE OF SAID 16.54 ACRES AND THE EAST LINE LOT 8, BLOCK 4 AND LIES S 01 DEGREE 30' 14" E, DISTANCE OF 663.83 FEET FROM THE ORIGINAL NORTHEAST CORNER OF SAME;  
THENCE S 01 DEGREE 30' 14" E, ALONG THE WEST R.O.W. LINE OF RACHEL ROAD AND THE EAST LINE OF SAID LOT 8, BLOCK 4, A DISTANCE OF 115.0 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER;  
THENCE S 88 DEGREES 29' 46" W, DISTANCE OF 379.00 FEET TO A 1/2" IRON ROD FOR CORNER;  
THENCE N 01 DEGREE 30' 14" W, DISTANCE OF 115.00 FEET TO A 1/2" IRON ROD FOR CORNER;  
THENCE N 89 DEGREES 41' 36" E, DISTANCE OF 379.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES SURVEYED BY RUBEN FLETES REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1998 IN JUNE OF 2008.

**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:** 11:00 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:** MARCH 3, 2026

**Property County:** BROOKS

**Original Trustee:** ALVIS L. BROCKETTE

**Recorded on:** August 14, 2008  
**As Clerk's File No.:** 86933  
**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:**  
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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MARCH 3, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 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 Brooks County Courthouse, 100 E. Miller Street, Falfurrias, TX 78355 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, 2-4-26

MARINOSCI LAW GROUP, P.C.

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

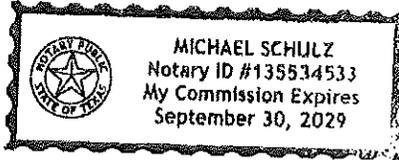
[Signature]  
EUB TRUSTEE  
W.D. LARSON

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 4 day of Feb 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 THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE  
3775 VENTURE DRIVE  
DULUTH, GA 30096  
Our File No. 25-07095

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