

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 138504-TX

Date: October 8, 2025

County where Real Property is Located: Falls

ORIGINAL MORTGAGOR: DOROTHEA BROADUS

ORIGINAL MORTGAGEE: UNITED STATES OF AMERICA ACTING THROUGH THE RURAL  
HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES  
DEPARTMENT OF AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or  
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 2/20/2002, RECORDING INFORMATION: Recorded on 2/25/2002, as Instrument No.  
397 in Book 129 Page 656

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOTS TWENTY-FOUR (24) AND TWENTY-FIVE  
(25) OF THE ALBERT TOMLINSON THIRD SUBDIVISION OUT OF THE JOHN M. GRAHAM  
SURVEY, FALLS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN A DEED  
FROM CLEO LEWIS TO EDWARD HODGES AND WIFE, JERALDINE HODGES DATED APRIL 8,  
1994 AND RECORDED IN VOLUME 49, PAGE 888, FALLS COUNTY DEED RECORDS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/2/2025**, the foreclosure sale will be conducted in  
**Falls** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property  
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners  
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be  
conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute  
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien  
indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the  
Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the  
Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage  
Servicer, is representing the Mortgagee, whose address is:

United States of America acting through the Rural Housing Service or successor agency, United States Department  
of Agriculture  
c/o Dawson's Management - USDA  
1455 Pleasant Hill Rd, Ste 206, Mailbox 209  
Lawrenceville, GA 30044



At 402 <sup>FILED P</sup> o'clock <sup>M</sup>

OCT 09 2025

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS

BY DEPUTY  
AP NOS/SOT 08212019

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.

**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 AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036