

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 09, 2022 and recorded under Vol. 418, Page 371, or Clerk's File No. 00012154, in the real property records of Falls County Texas, with Sabrina Helpert, single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Sabrina Helpert, single woman securing payment of the indebtedness in the original principal amount of \$244,150.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Sabrina Helpert. SWBC Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

BEING A 0.444 TRACT OR PARCEL OF LAND SITUATED IN FALLS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE PEDRO ZARZA GRANT, FALLS COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO LINDSAY MORTIMER AND BAIZE VERLIN IN A DEED RECORDED IN VOLUME 399, PAGE 404, DEED RECORDS OF FALLS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "MORTIMER & VERLON TRACT"), SAID 0.444 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 12/02/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Falls County Courthouse, Texas at the following location: The south entrance steps leading through the south courthouse door to the second floor of the Falls County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

OCT 16 2025

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY  DEPUTY



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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 Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Kathleen Adkins, Pete Florez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on October 15, 2025.

/s/ Kelly M. Doherty SBOT No. 24118059, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: Pete Florez

C&M No. 44-25-03508

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION TRACT FOR A 0.444 ACRE TRACT OF LAND:

BEING A 0.444 TRACT OR PARCEL OF LAND SITUATED IN FALLS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE PEDRO ZARZA GRANT, FALLS COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO LINDSAY MORTIMER AND BAIZE VERLIN IN A DEED RECORDED IN VOLUME 399, PAGE 404, DEED RECORDS OF FALLS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "MORTIMER & VERLON TRACT"), SAID 0.444 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the northeast southeast right-of-way line of Satin Road, for a property corner on the southwest line of a tract of land conveyed to Weston Ray Blackburn and Brenn Collins in a deed recorded in Volume 346, Page 575, Deed Records, Falls County, Texas, (hereinafter referred to as the "Blackburn & Collins Tract"), being the west corner and POINT OF BEGINNING of herein described tract:

THENCE with the northwest of this tract and the southwest line of the Blackburn & Collins Tract,
North 51°06'15" East a distance of 157.34 feet to an iron rod set for the north corner of this tract;

THENCE with the northeast line of this tract and the southwest line of the Blackburn & Collins Tract,
South 40°07'53" East a distance of 123.13 feet to an iron rod found for the east corner of this tract;

THENCE with the southeast line of this tract and the southwest line of the Blackburn & Collins Tract,
South 50°01'43" West passing an iron rod at a distance of 131.90 feet, continuing for a total distance of 152.97 feet to an iron rod set in the northeast right-of-way line of Satin Road for the south corner of this tract;

THENCE with the southwest line of this tract and the northeast right-of-way line of Satin Road,
North 42°05'59" West a distance of 126.17 feet to the POINT OF BEGINNING, containing 0.444 acres of land, more or less.