

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Pursuant to the authority conferred upon the undersigned substitute trustee by that Deed of Trust (the "Deed of Trust") dated July 24, 2024, executed by Oscar Escobedo Retana ("Borrower"), and OFN Lending, LLC, which Deed of Trust was subsequently transferred and assigned to Houston Modern Homes, LLC ("Lender") recorded under Clerk's File No. 00017408 in the Official Public Records of Falls County, Texas, such Deed of Trust securing payment of that certain Promissory Note (the "Note") in the original principal amount of \$165,375.00, executed by Borrower and payable to the order of Lender, and all other obligations of Borrower to Lender, I will as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of Lender, default having been made in the payment thereof, sell that certain tract of real property and improvements ("Property") located in Falls County, Texas, on Tuesday, March 3, 2026, that being the first Tuesday of the month, at public auction to the highest bidder for cash, subject to the right of Lender to bid credit against the debt secured by the Deed of Trust, at the south steps of the Falls County Courthouse, located at 125 Bridge Street, Marlin, Texas 76661, as designated by the Commissioners' Court of Falls County, Texas, for sale of real property under a power of sale conferred by a deed of trust or other contract lien and as recorded in the Real Property Records of Falls County, Texas, not earlier than 10:00 o'clock a.m. Central Time, and not later than 4:00 o'clock p.m. Central Time, said sale to commence at a time no earlier than 10:00 o'clock a.m. Central Time and to be completed within three (3) hours thereafter on that day.

The conveyance of the Property shall be made subject to any and all liens, restrictions, covenants, conditions, encumbrances, and easements, if any, relating to the Property, but only to the extent that the same are still in force and effect, shown of record in the Real Property Records of Falls County, Texas, and relate to the Property, and the conveyance shall be made further subject to any and all unpaid ad valorem taxes and assessments on the Property.

EXECUTED on the 9 day of February, 2026.



Walt W. Fair, Substitute Trustee

FILED  
APR 3 10 o'clock PM  
FEB 09 2026  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY  DEPUTY

THE STATE OF TEXAS

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COUNTY OF FALLS

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This instrument was acknowledged before me on this 9 day of February, 2026, by Walt W. Fair, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed



Mercedez Lerma  
Notary Public in and for the State of Texas

**FILED**  
At 3:20 o'clock PM  
FEB 09 2026  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY [Signature] DEPUTY