

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: March 3, 2026**

**NOTE:** Note described as follows:

Date: September 19, 2023  
Maker: Trashenda L. Sanders-Thomas, Robert C. Thomas, Laverne Thomas  
Payee: NewRez LLC successor to original lender  
Original Principal Amount: \$152,192.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: September 19, 2023  
Grantor: Trashenda L. Sanders-Thomas, a married woman, and Robert C. Thomas and Lavern Thomas, husband and wife, to be decided in escrow  
Trustee: Allan B. Polunsky  
Beneficiary: NewRez successor to original lender  
Recorded: INSTRUMENT NO. 00014697, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF FALLS COUNTY, TEXAS.

**LENDER:** NEWREZ LLC

**BORROWERS:** TRASHENDA L. SANDERS-THOMAS, ROBERT C. THOMAS, LAVERNE THOMAS

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN FALLS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST

FILED  
At 1:20 o'clock P.M.  
MAR 05 2026  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY [Signature] DEPUTY

AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

**SUBSTITUTE TRUSTEE:** Richard H. Hester, David Garvin, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Kathleen Adkins, Auction.com LLC

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, Eighth Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**MAY 5, 2026, the first Tuesday of the month, to commence at 11:00 A.M., or within three (3) hours after that time.**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**In FALLS County, Texas, at FALLS COUNTY COURTHOUSE, 125 BRIDGE STREET, MARLIN, TEXAS 76661 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

**RECITALS**

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the

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FALLS COUNTY, TEXAS  
BY  DEPUTY

Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

**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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.**

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: September 19, 2023  
Grantor: Trashenda L. Sanders-Thomas, a married woman, and Robert C. Thomas and Lavern Thomas, husband and wife, to be decided in escrow  
Trustee: Allan B. Polunsky  
Beneficiary: NewRez successor to original lender  
Recorded: INSTRUMENT NO. 0001469, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF FALLS COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN FALLS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** Richard H. Hester, David Garvin, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Kathleen Adkins, Auction.com LLC

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of MARCH 3, 2026**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.



**Appointment of Substitute Trustees:**

By: Lillian Riley

Name: Lillian A. Riley, Attorney NewRez LLC

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned authority, on this day appeared Lillian A. Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 3, 2026.

Maria A. Saenz  
Notary Public, State of Texas



Notice of Sale executed by:  
David Garvin

Name: David Garvin

Substitute Trustee

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At 1:20 o'clock P.M  
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ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY EO DEPUTY

**EXHIBIT A**

Being 0.334 Acres, more or less, of the Anastacio de la Serda Survey, Abstract No. 67 and the Thomas J. Chambers Survey, Abstract No. 12, conflicting surveys and being all of Lot 49 and the East Forty Seven Feet (47) of Lot 50, of Thomas Place, a subdivision in the City of Marlin, Falls County, Texas, according to the plat of record in Map Book 1, Map No. 30-A of the Map and Plat Records of Falls County, Texas, and being the same lands mentioned in Volume 343, Page 58 of the Official Records of Falls County, Texas and also conveyed to Lisa Lankford in Volume 386, Page 381 of said official records;

BEGINNING at a 3/4 inch round headed bolt, reset, at the Northernmost or Northeast corner of said Lot 49 and said Lankford Tract and at the Westernmost or Northwest corner of Lot 48 of said subdivision and also being in the Southeast line of Sewanee Drive;

THENCE, S 34° 55' 14" E, with the Northeast line of said Lankford Tract and said Lot 49 and the Southwest line of said Lot 48, 150.00 Feet, to the Easternmost or Southeast corner of said Lankford Tract and the common corner of said Lots 48 and 49 and Lots 77 and 78 of said subdivision, from whence a 3 inch chainlink fence corner post, Brs. N 34° 55' 14" W, 0.67 Feet;

THENCE, S 54° 48' 20" W, with the Southeast line of said Lankford Tract and said Lots 49 and 50 and the Northwest line of said Lot 77 and Lot 76 of said subdivision, 97.00 Feet, to the Southernmost or Southwest corner of said Lankford Tract and the Easternmost or Southeast corner of a tract of land described as the West 3 Ft. of Lot 50, in a deed to Luis Javier Segovia and wife, Amber Cheyenne Segovia as recorded in Volume 330, Page 546 of said official records, from whence a 3 inch chainlink fence corner post, Brs. N 58° 11' 35" E, 1.35 Feet;

THENCE, N 34° 55' 14" W, with the common line of said Lankford Tract and said Segovia Tract, crossing said Lot 50, 150.00 Feet, to a 6/8 inch capped iron pin, set, in the Northwest line of said Lot 50 and at the Westernmost or Northwest corner of said Lankford Tract and also being at the Northernmost or Northeast corner of said Segovia Tract and in the Southeast line of said Sewanee Drive;

THENCE, N 54° 48' 20" E, with the Northwest line of said Lankford Tract and said Lots 49 and 50 and the Southeast line of said drive, 97.00 Feet, to the PLACE OF BEGINNING.

At 1:20 o'clock *D*<sup>M</sup> FILED  
MAR 05 2026  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY *[Signature]* DEPUTY