

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: February 9, 2026

Substitute Trustee: Megan Randle, Robert Randle or Ebbie Murphy

Mortgagee: Guillermo Gonzalez and Aurelia Porras De Gonzalez

Mortgagee's Address: 339 W. Chestnut Street, West Chester, PA 19380

Note: Note dated July 31, 2019, in the amount of \$225,000.00

Deed of Trust:

Date: July 31, 2019

Grantor: Francisco Gomez & Alehandra Mares

Mortgagee: Guillermo Gonzalez and Aurelia Porras De Gonzalez

Recording Information: Recorded in Document No. 1907442 in the official records of Waller County Texas.

Property (including any improvements): SEE ATTACHED EXHIBIT "A"

County: Waller

Date of Sale: (first Tuesday of month) March 3, 2026

Time of Sale: 1pm-4pm

Place of Sale: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Megan Randle, Robert Randle or Ebbie Murphy

WHERAS, 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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 3, 2026, between one o'clock pm and four o'clock pm and beginning not earlier than 1:00 pm or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Lupe Vasquez, Loss Mitigation
SecureNet Services, LLC

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 2/10/26
Robert Randle
NAME

Robert Randle
AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

BEING a 17.574 acre tract or parcel of land out of and being a part of the Jared E. Groce Survey, A-131, in Waller County, Texas, and being a part of that certain 148.937 acre tract described in a deed from Johnny Koehler to J.K.O. Ltd., dated April 21, 2008, recorded in Volume 1106, Page 185, Waller County Deed Records; herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 1 inch iron rod found at a fence corner in the south or southeast line of Mitchamore Road, the northeast corner of that certain 7.852 acre tract described in a deed from Tobi Lynn Moree-White to James Godfrey, et us, recorded in Volume 835, Page 656, Waller County Deed Records, an angle corner of the said 148.937 acre tract;

THENCE with the south line of Mitchamore Road and north line of the 148.937 acre tract, N 64 deg. 51 min. 52 sec. E, 60.01 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the northwest corner of this tract;

THENCE continuing with the south line of Mitchamore Road and north line of the 148.937 acre tract, N 64 deg. 51 min. 52 sec. E, 378.90 feet to a 5/8 inch iron rod set for the northeast corner of this tract;

THENCE crossing said 148.937 acre tract, S 25 deg. 04 min. 15 sec. E, 768.36 feet to a 5/8 inch iron rod set; S 89 deg. 27 min. 03 sec. W, 180.96 feet to a 5/8 inch iron rod set; S 00 deg. 00 min. 00 sec. E, 945.64 feet to the upper south line of same, a 5/8 inch iron rod set in the north line of that certain 13.638 acre tract described in a deed from Michael Braden, et ux, to Winford D. Roberts, et ux, recorded in Volume 763, Page 760, Waller County Deed Records, for the southeast corner of this tract;

THENCE with the south line of the 148.937 acre tract and north line of the Roberts tract, S 88 deg. 43 min. 54 sec. W, 550.11 feet to a 1/2 inch iron pipe found at a fence corner at the northwest corner of the Roberts tract and northeast corner of that certain 10.081 acre tract described in a deed from Nancy Stoorza to Harry Stoorza recorded in Volume 899, Page 24, Waller County Deed Records, for the southwest corner of this tract;

THENCE crossing said 148.937 acre tract, N 00 deg. 04 min. 18 sec. W, 895.93 feet to a 5/8 inch iron rod set; N 89 deg. 54 min. 50 sec. E, 306.23 feet to a 5/8 inch iron rod set; N 00 deg. 05 min. 19 sec. W, 60.37 feet to a 5/8 inch iron rod set; N 24 deg. 17 min. 15 sec. W, 590.04 feet to the POINT OF BEGINNING, containing 17.574 acres of land.

FILED AND RECORDED

Instrument Number: 26-026

Filing and Recording Date: 02/10/2026 02:12:18 PM Pages: 4 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: