



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 May 29, 2019 and recorded under Clerk's File No. 1904467, in the real property records of Waller County Texas, with Robin Mary Marchetti, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CMG Mortgage, Inc., dba CMG Financial, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robin Mary Marchetti, a single woman securing payment of the indebtedness in the original principal amount of \$141,750.00 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 Robin Mary Marchetti. Lakeview Loan Servicing, LLC 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 0.8647 ACRE BEING THE WESTERLY 97.63 FEET OF A CERTAIN ORIGINAL 1.864 ACRE TRACT OUT OF A ORIGINAL PARENT 16.7325 ACRE TRACT CONVEYED TO GLENN HAMNER, TRUSTEE IN INSTRUMENT IN VOLUME 265, PAGE 283 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, OUT OF THE JUSTO LIENDO SURVEY, ABSTRACT 41 IN WALLER COUNTY, TEXAS, SAID 0.8647 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 09/02/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Waller County Courthouse, Texas at the following location: In the foyer at the south entrance to the Waller 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.

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 Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Dana Dennen, Cindy Dennen, Megan L. Randle, Ebbie Murphy, Debby Jurasek, Jennyfer Sakiewicz, Pete Florez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

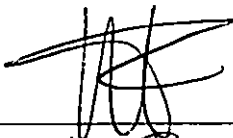
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on July 15, 2025.

/s/ Will Morphis SBOT No. 24131905, 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:


Megan L. Randle

C&M No. 44-25-02336

EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 0.8647 ACRE BEING THE WESTERLY 97.63 FEET OF A CERTAIN ORIGINAL 1.864 ACRE TRACT OUT OF A ORIGINAL PARENT 16.7325 ACRE TRACT CONVEYED TO GLENN HAMNER, TRUSTEE IN INSTRUMENT IN VOLUME 265, PAGE 283 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, OUT OF THE JUSTO LIENDO SURVEY, ABSTRACT 41 IN WALLER COUNTY, TEXAS. SAID 0.8647 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO—WIT:

COMMENCING at an iron pipe found at the Northeast corner of said parent 16.7325 acre tract described in Volume 265, Page 283 of the Deed Records of Waller County;

THENCE South 89 degrees 07 minutes 00 seconds West passing an iron pipe marking the Northeast corner of said original 1.864 acre tract in all a total distance of 980.65 ft. to a 1/4 inch iron rod found at the Northeast corner and PLACE OF BEGINNING of herein described 0.8647 acre tract and the Northwest corner of said 1 acre tract;

THENCE South crossing over said 1.864 acre tract and with the West boundary of said 1 acre tract conveyed to Jonath P. Bentley, Jr., et ux Judy passing a 1/4 inch iron rod found in the North right-of-way line of Catlin Creek Road 60 ft. easement at 326.24 ft. in all a total distance of 386.24 ft. to a 1/4 inch iron rod found at a fence line on the South boundary line of said 16.7325 acre tract described in Volume 265, Page 283 of the Deed Records of Waller County and in the South boundary of a 60 ft. Waller County road right-of-way described in instrument dated October 18, 1984 and recorded in Volume 373, Page 105 of the Waller County Deed Records;

THENCE South 89 degrees 30 minutes 00 seconds West with an old fence and the South boundary of said 16.7325 acre tract a distance of 97.63 ft. to a 1 1/4 inch iron pipe found at the Southwest corner of said 1.864 acre tract and marking the Southwest corner of this 0.8647 acre tract and marking the Southeast corner of the remainder of said 16.7325 acre tract described in Volume 265, Page 283 of the Waller County Deed Records;

THENCE North with the East boundary of said remainder tract and with the West boundary of said 1.8647 acre tract passing a 3/8 inch iron rod set in the North right-of-way line of Catlin Creek Road easement in all a total distance of 385.60 ft. to a 1 1/4 inch iron pipe found at the Northwest corner of the herein described 0.8647 acre tract and the North boundary of said 16.7325 acre tract;

THENCE North 89 degrees 07 minutes 00 seconds East with the North boundary of said tract described in Volume 265, Page 283 of the Waller County Deed Records a distance of 97.70 ft. to the PLACE OF BEGINNING and containing 0.8647 acre tract, more or less, and being known as 35208 Catlin Creek Road, Hempstead, Texas 77445.

FILED AND RECORDED

Instrument Number: 25-065

Filing and Recording Date: 07/17/2025 03:52:01 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.

Jenifer Deutrich, Deputy

Returned To: