



25TX837-0075  
104 SHALLOW CREEK DRIVE, WALLER, TX 77484

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## NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT SEVEN (7), IN BLOCK FOUR (4), OF BEACON HILL SEC ONE (1), A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2012030, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated November 15, 2022 and recorded on November 16, 2022 as Instrument Number 2214825 in the real property records of WALLER County, Texas, which contains a power of sale.
- Sale Information:** May 05, 2026, at 1:00 PM, or not later than three hours thereafter, at the foyer inside of the south entrance to the Waller County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by KIRBY NICOLE LEIPSIC secures the repayment of a Note dated November 15, 2022 in the amount of \$282,488.00. SENECA MORTGAGE SERVICING, LLC, whose address is c/o Valon Mortgage, Inc., 14647 S. 50th Street Suite A, Phoenix, AZ 85044, is the current mortgagee of the Deed of Trust and Note and Valon Mortgage, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

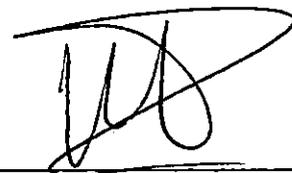


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Substitute Trustee(s): Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Dana Dennen, Cindy Dennen, Megan L. Randle, Ebbie Murphy, Debby Jurasek, Jennyfer Sakiewicz, Pete Florez, Megan Randle, Robert Randle, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George

**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.**

**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.**



Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
Jake Troye, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Substitute Trustee(s): 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, Megan Randle, Robert Randle, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

I, Megan Randle declare under penalty of perjury that on the 20<sup>th</sup> day of March, 2020 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WALLER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

# FILED AND RECORDED

**Instrument Number: 26-043**

Filing and Recording Date: 03/26/2026 04:05:13 PM Pages: 3 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*

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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: