

2025-023

Filed for Record

This, the 1st day of Aug. 2025
 at 1:20 o'clock P M
Natalie Carson
 NATALIE CARSON, COUNTY CLERK OF
 DeWitt County, Texas
Samuel Banda
 DEPUTY

Our Case No. 24-06509-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
 and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
 COUNTY OF DEWITT

Deed of Trust Date:
 December 17, 1990

Property address:
 110 WELDON ST
 CUERO, TX 77954

Grantor(s)/Mortgagor(s):
 GEORGE (NMI) DELEON AND (WIFE) MARIA F.
 DELEON

LEGAL DESCRIPTION: BEING all that certain parcel or tract of land containing 9937.50 square feet, located within the corporate limits of the City of Cuero, DeWitt County, Texas, being all of Lot 4 and the West 1/2 of Lot 5 of Block No.13 of the NASHWOOD ADDITION, as designated on the official plat of said Addition, recorded in Volume 51, Page 133, also described in deed to Donald R. Shaw et al from Regina Drapalla et al, dated November 17, 1978, recorded in Volume 260, Page 287, both references being found in the Deed Records of DeWitt County, Texas; said parcel or tract is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" diameter iron rod set at the northeast corner of Lot 4 of said Block No. 13, in the South right-of-way line of an alley as the northwest corner of tract herein described;

THENCE with said right-of-way line, N. 77 deg. 46' 10" E., at a distance of 50.00 feet, pass the northeast corner of said Lot 5, for a total distance of 75.00 feet to a 5/8" diameter iron rod set as the northeast corner of tract herein described;

THENCE S. 12 deg. 12' 09" E., a distance of 132.50 feet to a 5/8" diameter iron rod set in the north right-of-way line of Weldon Street as the southeast corner of tract herein described;

THENCE with said right-of-way line, S. 77 deg. 46' 10" W., at a distance of 25.00 feet, pass the southwest corner of said Lot 5, and the southeast corner of said Lot 4, for a total distance of 75.00 feet to a 5/8" diameter iron rod set as the southwest corner of tract herein described, at the southwest corner of said Lot 4;

THENCE N. 12 deg. 12' 09" W., a distance of 132.50 feet to the place of BEGINNING and CONTAINING between the above metes and bounds 9937.50 square feet of land.

Original Mortgagee:
 THE UNITED STATES OF AMERICA, ACTING
 THROUGH THE FARMERS HOME
 ADMINISTRATION, UNITED STATES
 DEPARTMENT OF AGRICULTURE, IT'S
 SUCCESSORS AND ASSIGNS.

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME ADMINISTRATION

Date of Sale: SEPTEMBER 2, 2025

Property County: DEWITT

Original Trustee: NEAL SOX JOHNSON

Recorded on: December 18, 1990

As Clerk's File No.: 36040

Mortgage Servicer:

UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME ADMINISTRATION

Substitute Trustee:

Adolfo Rodriguez, Alexis Mendoza, Arnold Mendoza,
Bill Larew, Leslye Evans, Sandra Mendoza, Sarah
Mays, Susan Sandoval, Marinosci Law Group PC,
Resolve Trustee Services, LLC

Substitute Trustee Address:

c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Adolfo Rodriguez, Alexis Mendoza, Arnold Mendoza, Bill Larew, Leslye Evans, Sandra Mendoza, Sarah Mays, Susan Sandoval, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, 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 said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the DeWitt County Courthouse, 307 North Gonzales Street, Cuero, TX 77954 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS), FORMERLY FARMERS HOME ADMINISTRATION, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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 the sender of this notice immediately.

WITNESS MY HAND, 7/29/25

MARINOSCI LAW GROUP, P.C.

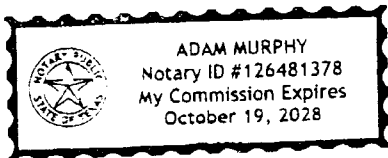
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 29 day of JULY 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: UNITED STATES DEPARTMENT
OF AGRICULTURE RURAL
HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME
ADMINISTRATION
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 24-06509

Return
to:

MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001