

2026-011

Our Case Number: 25-03544-FC

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 13, 2018, JOLEAH GONZALES AND HERMAN GONZALES, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to THOMAS E. BLACK JR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 121271 , in Book 609, at Page 584, in the DEED OF TRUST OR REAL PROPERTY RECORDS of DEWITT COUNTY, TEXAS; and

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 1, 2026** 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, I will sell said Real Estate at Patio area in front of the west door of the DeWitt County Courthouse building facing Gonzales Street, 307 N. Gonzales, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court in **DEWITT COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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.

Said Real Estate is described as follows: THOSE CERTAIN LOTS LYING AND BEING SITUATE IN THE CITY OF CUERO, IN DEWITT COUNTY, TEXAS, KNOWN, MARKED, NUMBERED, AND DESIGNATED ON THE OFFICIAL AND ESTABLISHED MAP OF THE CITY OF CUERO, TEXAS, AS LOTS NOS. ONE (1) AND TWO (2) IN BLOCK NO. ONE HUNDRED SIXTEEN (116) OF SAID CITY OF CUERO TOGETHER WITH THE IMPROVEMENTS THEREON SITUATE.

Property Address: 810 W MAIN C, CUERO, TX 77954  
Mortgage Servicer: NATIONSTAR  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**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 this 2 day of July, 2026

*Susan Mills*

Jennyfer Sakiewicz, Arnold Mendoza, Alexis Mendoza, Resolve Trustee Services, LLC, Marinosci Law Group, PC, *Susan Mills*

**Filed for Record**

This, the 6<sup>th</sup> day of July, 2026  
at 3:15 o'clock P

NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas  
*Natalie Carson*  
DEPUTY

Substitute Trustee Address:

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