

Our Case No. 26-02293-FC

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

THE STATE OF TEXAS
COUNTY OF JEFF DAVIS

Deed of Trust Date:
September 8, 2022

Property address:
605 COPPERHEAD LANE
FORT DAVIS, TX 79734

Grantor(s)/Mortgagor(s):
LAURCSE GRETCHEN AND LUKE GRETCHEN

LEGAL DESCRIPTION: SEE EXHIBIT A

Original Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Date of Sale: AUGUST 4, 2026

Property County: JEFF DAVIS

Original Trustee: LILLIAN E. SALERNO

Recorded on: September 14, 2022

As Clerk's File No.: 33473

Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Substitute Trustee:
Donna Trout, Kristina McCrary, Shelley Nail, Zane Nail, Zia
Nail, Zoey Fernandez, 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 Donna Trout, Kristina McCrary, Shelley Nail, Zane Nail, Zia Nail, Zoey Fernandez, 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, AUGUST 4, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 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 Jeff Davis County Courthouse, 100 Court Avenue, Fort Davis, TX 79734 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 OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, 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, 6-30-26

MARINOSCI LAW GROUP, P.C.

By: [Signature]

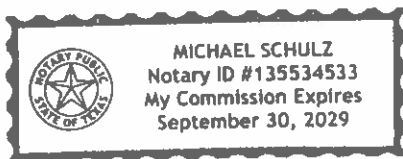
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 30 day of June 2026, 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: 9-30-29

Michael Schulz
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE
P.O. Box 66889
St. Louis, MO 63166
Our File No. 26-02293

Return to:

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

EXHIBIT A

BEING a tract of land out of the south 136.0 feet of LOT R-7, OLD FORT DAVIS ACRES, a subdivision located in the town of Fort Davis, Jeff Davis County, Texas as shown in the Revised Plat of said subdivision filed for record on April 10, 1979 and recorded in Vol. 23 at page 168 among the Map/Plat Records of the County Clerk of Jeff Davis County, Texas and being more particularly described as follows:

COMMENCING at an iron rod with cap marked "TRULLIO" found for the northeast corner of Lot R-7, said point being the intersection of the south line of Coachwhip Lane (Shown as Road "N" on the plat of subdivision of Old Fort Davis Acres) and the west line of Copperhead Lane (Shown as Road "W" on the plat of subdivision of Old Fort Davis Acres), Thence South 6 deg. 0 min. West along the west line of Copperhead Lane a distance of 100.3 feet to an iron rod with cap marked "TRUILLIO" found for the POINT OF BEGINNING; Thence

South 6 deg. 0 min. West continuing with the west line of Copperhead Lane a distance of 126.0 feet to an iron rod with cap marked "West Texas Surveys" set for corner of this tract, said point being the intersection of the west line of Copperhead Lane with the north line of Road "T" as shown on the plat of subdivision of Old Fort Davis Acres; Thence

South 6 deg. 0 min. West a distance of 10.0 feet to the southeast corner of Lot R-7; Thence

North 84 deg. 0 min. West a distance of 181.6 feet to the southwest corner of Lot R-7; Thence

North 6 deg. 0 min. East a distance of 10.0 feet to an iron rod with cap marked "West Texas Survey" set for the southwest corner of this tract; Thence

North 6 deg. 0 min. East with the west line of Lot R-7 a distance of 126.0 feet to an iron rod with cap marked "TRUILLIO" found for corner; Thence

South 84 deg. 0 min. East a distance of 181.6 feet to the POINT OF BEGINNING in all containing 24,697.6 square feet of land SAVING AND EXCEPTING the south 10.0 feet of Lot R-7 for road purposes as shown on the plat of subdivision of Old Fort Davis Acres and as described in a Declaration Of Roads whereas the roads were dedicated for public use and maintenance recorded in Vol 114 at Page 30 among the Land Records of the County Clerk of Jeff Davis County, Texas, remaining a total 22,881.6 square feet of land.