

FILED
at 12:10 o'clock PM

FEB 26 2026

Nancy E. Ruten
County Clerk, Williamson Co., TX

Notice of Substitute Trustee Sale

T.S. #: 25-15899

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 4/7/2026
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**
Place: **Williamson** County Courthouse in **Georgetown**, Texas, at the following location: **THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 4/30/2024 and is recorded in the office of the County Clerk of Williamson County, Texas, under County Clerk’s File No 2024034335 recorded on 5/1/2024 of the Real Property Records of Williamson County, Texas.

1258 HWY 138
FLORENCE Texas 76527

Trustor(s): **JOHN T. BRIGHT** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GREENBOX LOANS INC, ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as trustee on behalf of PRPM 2024-NQM2 Trust** Loan Servicer: **SN Servicing Corporation**

Current Substituted Trustees: **Michelle Jones or Angela Zavala or Prestige Posting and Publishing LLC**

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust,

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the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in Deed of trust. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$855,000.00, executed by JOHN THOMAS BRIGHT, AN UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GREENBOX LOANS INC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOHN THOMAS BRIGHT, AN UNMARRIED MAN to JOHN T. BRIGHT. U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as trustee on behalf of PRPM 2024-NQM2 Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as trustee on behalf of PRPM 2024-NQM2 Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

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Dated: FEB 26 2026

Michelle Jones or Angela Zavala or Prestige Posting and Publishing LLC

Angela Zavala

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

EXHIBIT "A"
LEGAL DESCRIPTION

METES & BOUNDS PROPERTY DESCRIPTION: A TRACT OF LAND CONTAINING 4.905 ACRES (213,651 SQUARE FEET), BEING THE REMAINDER OF A CALLED 12.4492 ACRE TRACT OF LAND RECORDED IN THE NAME OF ROY EVANS AND WIFE, BROOKE EVANS UNDER DOCUMENT NO. 20403249 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON, COUNTY, TEXAS (O.P.R.W.C.T.), BEING OUT OF A CALLED 118.149 ACRE TRACT CONVEYED TO THANE THORNTON AND WIFE, KIM THORNTON UNDER DOCUMENT NO. 2005100327 IN THE O.P.R.W.C.T., SITUATED IN THE DUNCAN ST. CLAIR SURVEY, ABSTRACT NO. 550, JOSEPHUS HORNSBY SURVEY, ABSTRACT NO. 285 AND THE JAMES MCOULD SURVEY, ABSTRACT NO. 423, IN WILLIAMSON COUNTY, TEXAS. SAID 4.905 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED IN DOCUMENT NO. 2015078120 IN THE O.P.R.W.C.T.) BEGINNING AT A MAG NAIL FOUND IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF HIGHWAY 138 FOR THE SOUTHEAST CORNER OF SAID 12.4492 ACRE TRACT AND OF THIS TRACT AND THE SOUTHWEST CORNER OF PART OF A CALLED 136.8 ACRE OF LAND (FIRST TRACT) RECORDED IN THE NAME OF OLIN GEORGE WHITTENBERG UNDER VOLUME 1870, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.); THENCE, NORTH 89° 35' 08" WEST (CALLED-NORTH 89° 36' 02" WEST), ALONG THE SOUTH LINE OF SAID 12.4492 ACRE TRACT AND OF THIS TRACT AND THE NORTH R.O.W. LINE OF SAID HIGHWAY 138, A DISTANCE OF 355.91 FEET TO A 1/2 INCH ROD FOUND WITH CAP "RPLS 5579" FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHERLY SOUTHEAST CORNER OF A CALLED 7.541 ACRE TRACT OF LAND RECORDED IN THE NAME OF JOHN BRIGHT UNDER DOCUMENT NO. 2022072329 IN THE O.P.R.W.C.T. FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 89° 35' 08" WEST, A DISTANCE OF 70.31 FEET AT THE SOUTHWEST CORNER OF SAID 12.4492 ACRE TRACT AND 7.541 ACRE TRACT; THENCE, NORTHWESTERLY AND NORTHEASTERLY DIRECTIONS, ACROSS SAID 12.4492 ACRE TRACT, BEING THE COMMON LINE OF THIS TRACT AND SAID 7.541 ACRE TRACT ARE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 10° 43' 53" WEST, A DISTANCE OF 149.19 FEET TO A 1/2 INCH IRON ROD SET WITH CAP "PRECISION" AT AN ANGLE POINT FOR CORNER; 2) NORTH 45° 06' 59" WEST, A DISTANCE OF 125.79 FEET TO A 1/2 INCH IRON ROD SET WITH CAP "PRECISION" AT AN ANGLE POINT FOR CORNER; 3) NORTH 03° 11' 15" WEST, A DISTANCE OF 357.70 FEET TO A 1/2 INCH IRON ROD SET WITH CAP "PRECISION" AT THE NORTHWESTERLY CORNER OF THIS TRACT; 4) NORTH 77° 34' 38" EAST, A DISTANCE OF 276.96 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP "RPLS 5579" IN THE EASTERLY LINE OF SAID 12.4492 ACRE TRACT AND THE WESTERLY LINE OF PART OF CALLED 136.8 ACRES (FIRST TRACT) FOR THE NORTHEASTERLY CORNER OF THIS TRACT AND THE UPPER SOUTHEASTERLY CORNER OF SAID CALLED 7.541 ACRE TRACT; THENCE, SOUTH 18° 45' 00" EAST, ALONG THE COMMON EASTERLY LINE OF SAID 12.4492 ACRE TRACT AND OF THIS TRACT AND THE WESTERLY LINE OF PART OF CALLED 136.8 ACRES (FIRST TRACT), A DISTANCE OF 691.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.905 ACRES OF LAND.