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FILED at 2:27 o'clock P M

JUN 18 2026

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

### Notice of Substitute Trustee Sale

T.S. #: 26-19270

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: 8/4/2026  
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:

Lot 19, Block 2, Teravista Section 13B, a Subdivision in Williamson County, Texas, according to the Map or Plat of Recorded in Cabinet DD, Slide 384, Plat Records of Williamson County, Texas.

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 5/6/2022 and is recorded in the office of the County Clerk of Williamson County, Texas, under County Clerk's File No 2022059021, recorded on 5/12/2022, of the Real Property Records of Williamson County, Texas.  
Property Address: 4524 CERVINIA DRIVE ROUND ROCK, TEXAS 78665

Trustor(s): MINH NGUYEN AND SHARON NGUYEN  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PAVILION MORTGAGE, INC ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: NSPIRA FINANCIAL TRUST, LLC  
CUST FBO PRIME MERIDIAN NPL, LLC.  
Loan Servicer: LandHome Financial Services, Inc.

Current Substituted Trustees: Auction.com, LLC, Michelle Jones, Angela Zavala, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, 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.

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**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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, 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 sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MINH NGUYEN AND SHARON NGUYEN, HUSBAND AND WIFE. 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 \$628,000.00, executed by MINH NGUYEN AND SHARON NGUYEN, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PAVILION MORTGAGE, INC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MINH NGUYEN AND SHARON NGUYEN, HUSBAND AND WIFE to MINH NGUYEN AND SHARON NGUYEN. NSPIRA FINANCIAL TRUST, LLC CUST FBO PRIME MERIDIAN NPL, LLC. 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. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**NSPIRA FINANCIAL TRUST, LLC CUST FBO PRIME MERIDIAN NPL, LLC.**  
c/o LandHome Financial Services, Inc.  
1355 Willow Way, Suite 250  
Concord, CA 94520  
(800) 241-5263

T.S. #: 26-19270

Dated: June 18, 2026

Auction.com, LLC, Michelle Jones, Angela Zavala, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC,

*Angela Zavala*

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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (949) 776-4697  
Website: <https://prestigepostandpub.com>

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

CAUSE NO. 25-3477-C425

**In Re: Order of Foreclosure  
Concerning  
4524 CERVINIA DRIVE  
ROUND ROCK, TEXAS 78665  
Under Tex. R. Civ. P. 736**

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**IN THE DISTRICT COURT**

**Petitioner:  
SELENE FINANCE, LP**

**OF WILIAMSON COUNTY, TEXAS**

**Respondent(s):  
MINH NGUYEN  
SHARON NGUYEN**

**425th JUDICIAL DISTRICT**

**ORDER TO PROCEED  
WITH NOTICE OF FORECLOSURE SALE  
AND FORECLOSURE SALE**

On this day, the Court considered the TEX. R. CIV. P. 736 Application for Home Equity Foreclosure Order filed by Selene Finance, LP, its successors and assigns (hereinafter "Petitioner"). The Court has determined that it has jurisdiction over this matter and the parties in this proceeding. The Court is of the opinion that said Application should be granted. The Court finds:

1. Petitioner is Selene Finance, LP, its successors and assigns.
2. Petitioner's address is 3501 Olympus Boulevard, Suite 500, Dallas, Texas 75019.
3. Respondent, whether singular or plural, is:

Minh Nguyen  
4524 Cervinia Drive  
Round Rock, Texas 78665

And

Sharon Nguyen  
4524 Cervinia Drive  
Round Rock, Texas 78665.

4. The property encumbered by the lien sought to be foreclosed is commonly known as 4524 Cervinia Drive, Round Rock, Texas 78665.

5. The legal description of the property encumbered by the lien sought to be foreclosed is:

**LOT 19, BLOCK 2, TERAVIDA SECTION 13B, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET DD, SLIDE 3844, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.**

6. The recording or indexing information for the lien to be foreclosed is:

Instrument Number 2022059021, and recorded in the real property records of Williamson County, Texas.

7. The type of lien listed in Rule 735 sought to be foreclosed is a home equity loan under TEX.CONST. art. XVI, § 50(a)(6).

8. The name of each person obligated to pay the loan agreement, contract, or lien sought to be foreclosed is: Minh Nguyen.

9. The name of each mortgagor, if any, of the lien sought to be foreclosed, if any, of the lien sought to be foreclosed who is not a maker or assumer of the underlying debt is: Sharon Nguyen.

10. There is a monetary default under the terms of the loan agreement, contract, or lien sought to be foreclosed as reflected more particularly below:

i. As of October 31, 2025, the number of unpaid scheduled payments was twenty (20).

ii. As of October 31, 2025, the amount required to cure the default was \$106,502.10.

iii. As of October 31, 2025, the amount required to pay off the loan agreement, contract or lien was \$701,411.15, plus fees and costs.

11. The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and that the opportunity to cure has expired.

12. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

13. The Court further finds that this is an *in rem* proceeding; that the Application filed by Petitioner complies with Rule 735 and 736 of the Texas Rules of Civil Procedure; that Respondent has not previously filed a Response or the Response was deemed insufficient; that a copy of the required Notice with Certificate of Service has been on file with the Clerk of the Court for at least ten (10) days, exclusive of the date of filing; that Petitioner has met its burden of proof as to the elements of Rule 736; and that Petitioner should proceed with foreclosure of the Property under the terms of the Security Instrument and TEX.PROP. CODE § 51.002.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner, its successors and assigned, may proceed with the foreclosure of the property located at 4524 Cervinia Drive, Round Rock, Texas 78665, and described as follows:

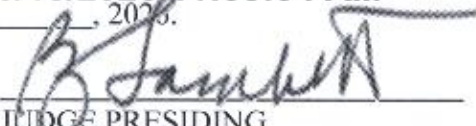
**LOT 19, BLOCK 2, TERA VISTA SECTION 13B, A SUBDIVISION IN  
WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
OF RECORD IN CABINET DD, SLIDE 3844, PLAT RECORDS OF  
WILLIAMSON COUNTY, TEXAS.**

under the terms of the Texas Home Equity Security Instrument and TEX.PROP. CODE § 51.002.

All other relief not granted herein is denied.

SIGNED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**5/18/2026 11:53:04 AM**

  
\_\_\_\_\_  
JUDGE PRESIDING

APPROVED AS TO FORM AND ENTRY REQUESTED:

ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC

By: /s/ Joseph M. Vacek

Joseph M. Vacek

State Bar No.: 24039948

5601 Executive Drive, Suite 400

Irving, Texas 75038

(817) 873-3080

(817) 796-6079 (Facsimile)

[jvacek@raslg.com](mailto:jvacek@raslg.com)

ATTORNEY FOR PETITIONER

### Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Shayna Reeves on behalf of Joseph Vacek

Bar No. 24039948

sreeves@raslg.com

Envelope ID: 111599309

Filing Code Description: Proposed Order

Filing Description: Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale-EV# 111599309

Status as of 2/23/2026 3:32 PM CST

#### Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Joseph Vacek		jvacek@raslg.com	2/23/2026 2:59:54 PM	SENT