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NOV 25 2025

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

Our Case No. 25-07683-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**THE STATE OF TEXAS
COUNTY OF WILLIAMSONDeed of Trust Date:
June 10, 2022Property address:
1266 HIGHWAY 138
FLORENCE, TX 76527Grantor(s)/Mortgagor(s):
JOHN BRIGHT, SINGLE MAN

LEGAL DESCRIPTION: BEING 7.541 ACRES OF LAND OUT OF THE JOSEPHUS HORNSBY 1/3 LEAGUE, ABSTRACT NO. 285, AND THE DUNCAN ST. CLAIR LEAGUE, ABSTRACT NO. 550, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.449 ACRE TRACT, DESCRIBED IN A DEED TO ROY EVANS, ET AL, RECORDED IN DOCUMENT NO. 2015078120, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.541 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND, IN THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 138, AT THE SOUTHWEST CORNER OF THE 12.449 ACRE EVANS TRACT, BEING ALSO THE MOST SOUTHERLY SOUTHEAST CORNER OF A CALLED 22.773 ACRE TRACT, DESCRIBED IN A DEED TO JUAN MORENO, ET AL, RECORDED IN DOCUMENT NO. 2015090568, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF; THENCE LEAVING HIGHWAY 138, ALONG THE WEST BOUNDARY LINE OF THE 12.449 ACRE EVANS TRACT, BEING ALSO THE LOWER EAST BOUNDARY LINE OF THE 22.773 ACRE MORENO TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 33° 10' 32" WEST A DISTANCE OF 240.56 FEET (RECORD NORTH 33° 00' 13" WEST, 240.61 FEET) TO A 1/2 INCH IRON ROD FOUND, FOR AN EXTERIOR CORNER HEREOF; 2. NORTH 14° 35' 12" WEST A DISTANCE OF 920.34 FEET (RECORD NORTH 12° 26' 04" WEST, 920.37 FEET) TO A 1/2 INCH IRON ROD FOUND, FOR AN EXTERIOR CORNER HEREOF; 3. NORTH 02° 04' 02" EAST A DISTANCE OF 172.33 FEET (RECORD NORTH 04° 11' 15" EAST, 168.89 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE 12.449 ACRE EVANS TRACT, BEING ALSO AN INTERIOR CORNER OF THE 22.773 ACRE MORENO TRACT, FOR THE NORTHWEST CORNER HEREOF; THENCE NORTH 77° 18' 25" EAST, ALONG THE NORTH BOUNDARY LINE OF THE 12.449 ACRE EVANS TRACT, BEING ALSO THE UPPER SOUTHERLY BOUNDARY LINE OF THE 22.773 MORENO TRACT, A DISTANCE OF 287.94 FEET (RECORD NORTH 79° 30' 22" EAST, 288.17 FEET) TO A 1/2 INCH IRON ROD FOUND, IN THE WEST BOUNDARY LINE OF A CALLED 92 ACRE TRACT, FIRST TRACT MINUS SECOND TRACT, DESCRIBED IN A DEED TO SUE WHITLEY WHITTENBERG, RECORDED IN VOLUME 1870, PAGE 406, DEED RECORDS OF WILLIAMSON COUNTY TEXAS, AT THE NORTHEAST CORNER OF THE 12.449 ACRE EVANS TRACT, BEING ALSO THE MOST EASTERLY SOUTHEAST CORNER OF THE 22.773 MORENO TRACT, FOR THE NORTHEAST CORNER HEREOF; THENCE SOUTH 20° 54' 50" EAST, ALONG THE EAST BOUNDARY LINE OF THE 12.449 ACRE EVANS TRACT, BEING ALSO THE WEST BOUNDARY LINE OF THE 92 ACRE WHITTENBERG TRACT, A DISTANCE OF 715.86 FEET TO A 1/2 INCH IRON ROD SET, WITH A PLASTIC CAP MARKED "TXRPLS 5579", FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF, FROM WHICH THE SOUTHEAST CORNER OF THE 12.449 ACRE EVANS TRACT BEARS SOUTH 20° 54' 50" EAST A DISTANCE OF 691.35 FEET (RECORD SOUTH 18° 45' 00" EAST, 1407.21 FEET, OVERALL) THENCE LEAVING THE EAST BOUNDARY LINE AND CROSSING THROUGH SAID 12.449 ACRE EVANS TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1. SOUTH 75° 24' 48" WEST A DISTANCE OF 276.96 FEET TO A 1/2 INCH IRON ROD SET, WITH A PLASTIC CAP MARKED "TXRPLS 5579", FOR AN INTERIOR CORNER HEREOF; 2. SOUTH 05° 21' 05" EAST A DISTANCE OF 357.70 FEET TO A 1/2 INCH IRON ROD SET, WITH A PLASTIC CAP MARKED "TXRPLS 5579", FOR AN INTERIOR CORNER HEREOF; 3. SOUTH 47° 16' 49" EAST A DISTANCE OF 125.79 FEET TO A 1/2 INCH IRON ROD SET, WITH A PLASTIC CAP MARKED "TXRPLS 5579", FOR AN INTERIOR CORNER HEREOF; 4. SOUTH 12° 53' 43" EAST A DISTANCE OF 149.19 FEET TO A 1/2 INCH IRON ROD SET, WITH A PLASTIC CAP MARKED "TXRPLS 5579", IN THE SOUTH BOUNDARY LINE OF THE 12.449 ACRE EVANS TRACT, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 138, FOR THE MOST SOUTHERLY SOUTHEAST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE 12.449 ACRE EVANS TRACT BEARS NORTH 88° 15' 02" EAST A DISTANCE OF 355.91 FEET (RECORD NORTH 89° 36' 02" EAST, 426.21 FEET, OVERALL); THENCE SOUTH 88° 15' 02" WEST (RECORD SOUTH 89° 36' 02" WEST) ALONG THE SOUTH BOUNDARY LINE OF SAID 12.449 ACRE EVANS TRACT, BEING ALSO THE

NORTH RIGHT-OF-WAY LINE OF HIGHWAY 138, A DISTANCE OF 70.31 FEET, TO THE POINT OF BEGINNING, CONTAINING 7.541 ACRES OF LAND;

Original Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CHANGE LENDING, LLC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:

CHANGE LENDING, LLC DBA CHANGE HOME MORTGAGE

Date of Sale: JANUARY 6, 2026

Property County: WILLIAMSON

Original Trustee: PEIRSON PATTERSON, LLP

Recorded on: June 14, 2022

As Clerk's File No.: 2022072330

Mortgage Servicer:

CHANGE LENDING, LLC DBA CHANGE HOME MORTGAGE

Substitute Trustee:

Authorized Agent of Auction.com, LLC as Substitute Trustee, LLC, Resolve Trustee Services, LLC, Marinosci Law Group, PC

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 Authorized Agent of Auction.com, LLC as Substitute Trustee, LLC, Resolve Trustee Services, LLC, Marinosci Law Group, PC, 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, JANUARY 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** 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 OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

CHANGE LENDING, LLC DBA CHANGE HOME MORTGAGE, 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, 11/20/25

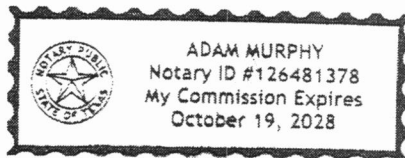
MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 20 day of Nov 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: CHANGE LENDING, LLC DBA CHANGE
HOME MORTGAGE
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 25-07683

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