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at 2:10 FILED o'clock PM

FEB 06 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

You, Angel Aguilar Sifuentes and Adrienne Michel Sifuentes, are hereby notified that on Tuesday, March 3, 2026 between the hours of 10:00 a.m. and 1:00 p.m. outside the northeast lower level door of the Williamson County Justice Center, 405 Martin Luther King, Georgetown, Williamson County, Texas 78626 or wherever else designated by the Commissioner's court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

Being a 6.60 acre tract of land out of the Domingo Perez Survey, A-503, Williamson County, Texas, and being a part of that certain 48 acre tract of land described in a deed to Anton J. Martinka, recorded in Volume 470, Page 633 of the Deed Records of Williamson County, Texas, said 6.60 acre tract of land being more particularly described by metes and bounds in the attached Exhibit "A", together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2013 MHDMAN00000480 PALM HARBOR HOMES, INC. Manufactured Home; Model: FIESTA SERIES FFG372K3; Serial No.: PH0522078; Label/Seal No.: PFS1116552 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 100 County Road 349, Granger, Texas 76530

The sale will be made to satisfy the debt evidenced by the Promissory Note dated March 4, 2020, in the original principal sum of \$146,063.53, executed by Angel Aguilar Sifuentes as Maker to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated March 4, 2020. The Deed of Trust was executed by you as Grantor to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Williamson County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust, has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through February 15, 2026 is \$143,579.59. Said balance continues to accrue interest per day after that date at \$33.75 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

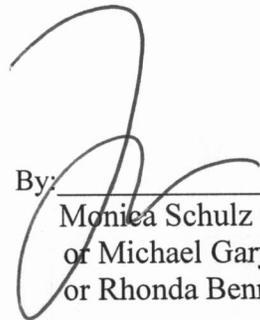
The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated January 26, 2026. As

successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0221 or by mail at 700 Milam Street, Ste 600, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 3rd day of February, 2026

By: 

Monica Schulz Orlando, Trustee
of Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 3rd day of February, 2026
by Monica Schulz Orlando.

NOTARY PUBLIC In and For
The State of Texas

Printed Name: Rhonda Bennetsen

My Commission Expires: 2-23-2027

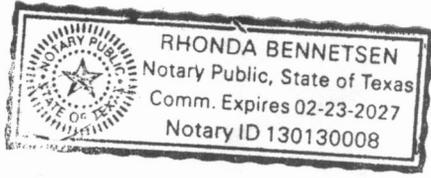


EXHIBIT "A"

Being a 6.60 acre tract of land out of the Domingo Perez Survey, A-503, Williamson County, Texas, and being a part of that certain 48 acre tract of land described in a deed to Anton J. Martinka, recorded in Volume 470, Page 633, of the Deed Records of Williamson County, Texas, said 6.60 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod found by a corner post at the northeast corner of a called 5.00 acre tract of land to Jimmy Ray Gallego, et ux, (DOC# 9657815), located in the south right-of-way line of F. M. Road No. 971, and being North 70 degrees 22 minutes 17 seconds East - 377.18 feet from a concrete highway monument found by a corner post at the northwest corner of said Gallego tract, and in the west line of the above mentioned 48 acre tract of land, said iron rod being the northwest corner of this;

THENCE along the south right-of-way line of F. M. Road No. 971, North 70 degrees 19 minutes 30 seconds East - 466. 59 feet to a 1/2" iron rod set in the west line of County Road No. 349 for the northeast corner of this;

THENCE along the west line of said county road, south 25 degrees 03 minutes 38 seconds East - 580.66 feet to a 1/2" iron rod set for the southeast corner of this;

THENCE departing said road, South 70 degrees 22 minutes 05 seconds west - 527. 90 feet to a 1/2" iron rod found by a corner post at the southeast corner of the above mentioned Gallego tract of land for the southwest corner of this;

THENCE along the east line of said Gallego tract, and along a fence line, North 19 degrees 00 minutes 00 seconds West - 577.74 feet, (Gallego Deed Call South 19 degrees 00 minutes 00 seconds East 577.70 feet), to the POINT OF BEGINNING, and containing 6.60 acres of land, more or less.

This fieldnote description is to accompany a plat on the 6.60 acre tract of land described above.

Bearing Basis: For directional control a bearing of North 19 degrees 00,minutes 00 seconds is used for relative direction along the east deed line of the above mentioned 5.00 acre Gallego tract of land as monumented and fenced on the ground.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B, hereof.