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FILED
at 2:17 o'clock PM

SEP 10 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Nancy E. Ruten
Clerk, Williamson Co., TX

Williamson County Texas Home Equity Security Instrument

Date of Security Instrument:	December 6, 2024
Amount:	\$595,000.00
Grantor(s):	ROGER BRENT BRIGHTWELL AND ROCSIE-JANIRE BRIGHTWELL
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMEXPRESS MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Current Mortgagee:	CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF SANTANDER MORTGAGE ASSET RECEIVABLE TRUST 2025-NQM3
Original Trustee:	ALLAN B. POLUNSKY
Mortgage Servicer and Address:	FAY SERVICING, LLC 1601 LBJ Freeway, Suite 150 Farmers Branch, TX 75234
Recording Information:	Recorded on 12/11/2024, as Instrument No. 2024098415 Williamson County, Texas
Legal Description:	LOT 6, BLOCK A, OF FINAL PLAT OF A REPLAT OF WOODS OF FOUNTAINWOOD, SECTION 5, BLOCK A, LOT 6, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2014063946, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
Date of Sale:	11/3/2026
Earliest Time Sale Will Begin:	10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Williamson** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an DEFAULT ORDER was entered on 7/7/2026, under Cause No. 26-0981-C425, in the 425TH JUDICIAL DISTRICT Judicial District Court of Williamson County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or



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jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

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 begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 9/3/2026.

By: Jeremy Jang
Jeremy Jang, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

Lisa David, District Clerk
Williamson County, Texas
By: Tenneyuque, Judy

Cause No. 26-0981-C425

In re: Order for Foreclosure Concerning
133 TUSCANY WAY
GEORGETOWN, TX 78633
under Tex. R. Civ. Proc. 736

§ IN THE DISTRICT COURT

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Petitioner:

CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY
AS OWNER TRUSTEE OF SANTANDER
MORTGAGE ASSET RECEIVABLE
TRUST 2025-NQM3

§ OF WILLIAMSON COUNTY, TEXAS

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Respondent:

ROGER BRENT BRIGHTWELL and
ROCSIE-JANIREB BRIGHTWELL

Default Order

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is ROGER BRENT BRIGHTWELL and ROCSIE-JANIREB BRIGHTWELL, 133 TUSCANY WAY, GEORGETOWN, TX 78633. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 133 TUSCANY WAY, GEORGETOWN, TX 78633 with the following legal description:

LOT 6, BLOCK A, OF FINAL PLAT OF A REPLAT OF WOODS OF FOUNTAINWOOD, SECTION 5, BLOCK A, LOT 6, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2014063946, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

TS No. 142734-TX

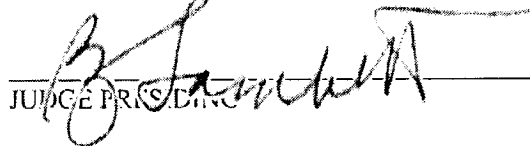
Envelope# 116618809

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4. The lien to be foreclosed is indexed or recorded 12/11/2024, as Instrument No. 2024098415, and recorded in the real property records of Williamson County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting Affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the Servicemembers' Declaration of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, its successors and/or assigns, may proceed with foreclosure of the property described above in accordance with applicable law and the lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this _____ day of _____, 2026.

7/7/2026 11:29:48 AM


JUDGE PRESIDING

APPROVED:

By: Hollis Hamilton

Hollis Rose Hamilton / SBOT No. 24139660
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego CA 92108
(858) 750-7600 telephone
(858) 412-2190 telecopier
hhamilton@aldridgepite.com
Attorney for Petitioner

STATE OF TEXAS
COUNTY OF WILLIAMSON

CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE COPY IN MY CUSTODY,
GIVEN UNDER MY HAND AND SEAL OF OFFICE
DATE July 27th AD, 2026



LISA DAVID
DISTRICT CLERK OF WILLIAMSON COUNTY

BY D. J. Smith DEPUTY

TS No. 142734-TX

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Aldridge Pte LLP
① 3333 Camino del Rio South
F # 225

San Diego, CA 92108

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2026068601

Fee: \$29.00
08/13/2026 03:34 PM

KOROURKE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas