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at 12:34 o'clock P.M.AUG 13 2026 *KW*

C&M No. 44-26-02757/ FILE NOS

Nancy E. Ruter
County Clerk, Williamson Co., TX**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 10, 2025 and recorded under Clerk's File No. 2025092218, in the real property records of WILLIAMSON County Texas, with Aernandez, LLC, a Texas limited liability company as Grantor(s) and Nicole Elkind as to an undivided \$475,000 or 48.72%; Roy and Susan Sciacca, Trustees of the Roy and Susan Sciacca Family Trust Dated 06-18-1991 as to an undivided \$275,000 or 28.21% and James T and Susan EK Bialson, cotrustees of the Susan James Revocable Trust dated September 5, 2012 as to an Undivided \$225,000 or 23.07% as Original Mortgagee.

Deed of Trust executed by Aernandez, LLC, a Texas limited liability company securing payment of the indebtedness in the original principal amount of \$975,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Eliseo Hernandez, President. Nicole Elkind as to an undivided \$475,000 or 48.72%; Roy and Susan Sciacca, Trustees of the Roy and Susan Sciacca Family Trust Dated 06-18-1991 as to an undivided \$275,000 or 28.21% and James T and Susan EK Bialson, cotrustees of the Susan James Revocable Trust dated September 5, 2012 as to an undivided \$225,000 or 23.07% is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Source Capital Funding, Inc. is acting as the Mortgage Servicer for the Mortgagee. Source Capital Funding, Inc., is representing the Mortgagee, whose address is: 600 W Broadway Suite 700, San Diego, CA 92101.

Legal Description:

BEING 6.474 ACRES OF LAND, SITUATED IN THE MARIA JESUSA GARCIA SURVEY, ABSTRACT NO. 246, IN WILLIAMSON COUNTY, TEXAS, SAID 6.474 ACRES BEING THE SAME TRACT OF LAND DESCRIBED AS A 6.48 ACRE TRACT, OF RECORD TO STEPHANIE MICKAN MCNICKLE, EXHIBIT A, DOCUMENT NO. 2013079899, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS (OPRWCT). THIS TRACT WAS SURVEYED ON THE GROUND IN JUNE OF 2022 UNDER THE DIRECTION OF WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847. SURVEY NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION**Date of Sale: 10/06/2026****Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: The place of the sale shall be: WILLIAMSON County Courthouse, Texas at the following location: At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE44-26-02757
WILLIAMSON

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A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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.

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 Angela Zavala, Michelle Jones, Sharlet Watts, Richard Zavala JR, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 08/12/2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Angela Zavala

Printed Name:

Angela Zavala

C&M No. 44-26-02757

EXHIBIT "A"

ACRES 6.474

Being 6.474 acres of land, situated in the Maria Jesusa Garcia Survey, Abstract No. 246, in Williamson County, Texas, said 6.474 acres being the same tract of land described as a 6.48 acre tract, of record to Stephanie Mickan McNickle, Exhibit A, Document No. 2013079899, Official Public Records Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in June of 2022 under the direction of William F. Forest, Jr., registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

Beginning, at a 1/2" iron pin found (steel pin), at the Northeast corner of said 6.48 acre tract, for the Northeast corner hereof, said point being a point in the South boundary line of a 2.964 acre tract, of record to Vincent F. Ziegler and Karen L. Ziegler, Exhibit A, Document No. 2005081285, (OPRWCT), said point being the Northwest corner of a 23.86 acre tract, of record to Edgar M. Glasscock, Jr. and Barbara L. Glasscock, Trustees of the Edgar M. Glasscock, Jr. and Barbara L. Glasscock Revocable Trust, Document No. 2016083139, (OPRWCT), described in Volume 1797, Page 487, Deed Records Williamson County, Texas (DMRWCT),

Thence, with the common boundary line of said 6.48 acre tract and said 23.86 acre tract, S 21°47'31" E, 911.53 feet, to a 1/2" iron pin found, at the Southeast corner of said 6.48 acre tract, for the Southeast corner hereof, same being an angle point in the line of a 10.01 acre tract, being a portion of a 78.69 acre tract, of record to Stephanie McNickle, described as "Tract 2", in Document No. 2016086452, (OPRWCT), from which a 1/2" capped iron pin found, marked "Forest RPLS 1847", at the apparent Southeast corner of said 10.01 acre tract, bears: S 21°30'23" E, 291.52 feet,

Thence, with the common boundary line of said 6.48 acre tract and said 10.01 acre tract, the following three (3) courses and distances:

1. S 72°14'07" W, 323.64 feet, to a 1/2" iron pin found, at the Southwest corner of said 6.48 acre tract, for the Southwest corner hereof,
2. N 21°36'23" W, crossing the East boundary line of a 30 foot wide Access Easement, of record to Harald M. Mickan and Val Jean Mickan, Volume 686, Page 825, (OPRWCT), in all a total distance of 764.73 feet, to a 1/2" iron pin found, at the lower Northwest corner of said 6.48 acre tract, for the lower Northwest corner hereof, said point being a point in the East boundary line of a 30 foot wide Access Easement, of record to Val Jean Bethke, Jarnail Sarai & Manjit Sarai, Exhibit B, Document No. 2008069186, (OPRWCT),
3. with the East boundary line of said Bethke-Sarai 30 foot wide Easement, over and across said Mickan 30 foot wide Easement, N 22°07'57" E, 173.36 feet, to a 1/2" iron pin found, at the upper Northwest corner of said 6.48 acre tract, for the upper Northwest corner hereof, said point being a point in the South boundary line of said 2.964 acre tract, said point being a point in the East boundary line of said Mickan 30 foot wide Easement, same being an angle point in the Bethke-Sarai 30 foot wide Easement, from which a 3/4" iron pin found, at the Southwest corner of said 2.964 acre tract, bears S 69°30'45" W, 11.63 feet,

Thence, with the common boundary line of said 6.48 acre tract and said 2.964 acre tract, N 68°26'04" E, 200.10 feet, to the Point of Beginning, and containing 6.474 acres, more or less.

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