

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.

Matter No.: 138075-TX

Date: June 17, 2026

County where Real Property is Located: Washington

ORIGINAL MORTGAGOR: DOROTHY HOWARD

ORIGINAL MORTGAGEE: THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL
HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES
DEPARTMENT OF AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 8/5/1999, RECORDING INFORMATION: Recorded on 8/5/1999, as Instrument No.
4502 in Book 935 Page 837

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): DOROTHY HOWARD LOT 2 L.D. BROWN
SUBDIVISION 13008 SQ.FT. ALL THAT TRACT OR PARCEL OF LAND SITUATED IN WASHINGTON
COUNTY, TEXAS, IN THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, IN THE CITY OF
BRENHAM, AND BEING LOT 2 OF THE L.D. BROWN SUBDIVISION (PLAT RECORDED IN PLAT
CABINET FILE NO. 182A OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS) IN THE
CITY OF BRENHAM, AND BEING THE SAME LOT DESCRIBED IN A DEED FROM THE CITY OF
BRENHAM TO DOROTHY HOWARD DATED MAY 27, 1998 AND RECORDED IN VOLUME 894,
PAGE 464 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 13008 SQ.FT.
LOT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/4/2026, the foreclosure sale will be conducted in
Washington County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the
Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the
Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage
Servicer, is representing the Mortgagee, whose address is:

Matter No.: 138075-TX

United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
c/o Dawson's Management - USDA
1455 Pleasant Hill Rd, Ste 206, Mailbox 209
Lawrenceville, GA 30044

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.

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 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, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, 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
Phone: (866) 931-0036

EXHIBIT "A"

DOROTHY HOWARD
LOT 2
L.D. BROWN SUBDIVISION
13008 SQ. FT.

ALL THAT TRACT OR PARCEL OF LAND situated in Washington County, Texas, in the A. Harrington Survey, Abstract No. 55, in the City of Brenham, and being Lot 2 of the L.D. Brown Subdivision (plat recorded in Plat Cabinet File No. 182A of the Plat Records of Washington County, Texas) in the City of Brenham, and being the same lot described in a deed from The City of Brenham to Dorothy Howard dated May 27, 1998 and recorded in Volume 594, Page 464 of the Official Records of Washington County, Texas, said 13008 Sq. Ft. lot being more particularly described as follows:

BEGINNING at a found 5/8" iron rod lying in the North margin of Sycamore Street, marking the Southwest corner of Lot 3 of said subdivision and Southeast corner of the lot herein described;

THENCE with the North margin of Sycamore Street, being the South line of the herein described Lot 2, in a curve to the left, having a radius of 498.09 ft., a central angle (delta) of 08deg 03min 11sec, for a distance (length) of 70.91 ft. (chord S 85deg 56min 25sec W, 69.95 ft.) to a point in said street margin (in an existing tree) marking the Southeast corner of Lot 1 of said subdivision and Southwest corner of Lot 2 herein described (a found 1/2" iron rod for reference bears N 78deg 45min E, 0.70 ft. from this point, said iron rod lying on the Northerly side of said tree);

THENCE departing said street margin, with the Northeast line of Lot 1, N 07deg 40min 56sec W, at 141.63 ft. pass a found 1/2" iron rod (for reference), and continuing, for a TOTAL DISTANCE of 171.63 ft. (plat call) to a point in an existing creek or branch, being the Northeastly line of the L.D. Subdivision; also the Southwestly line of the Oak Terrace Addition to the City of Brenham (plat recorded in Plat Cabinet File No. 16A of the Plat Records of Washington County, Texas), marking the Northeast corner of Lot 1 and the Northwest corner of Lot 2 herein described;

THENCE with said creek or branch centerline, being the Northerly line of the herein described tract or lot, S 88deg 51min 00sec E, 24.99 ft. (plat call) to a point; S 77deg 15min 00sec E, 35.81 ft. (plat call) to a point; and S 84deg 15min 00sec E, 31.81 ft. (plat call) to a point in said creek for Northwest corner of Lot 3 and Northeast corner of Lot 2;

THENCE with the West line of Lot 3, S 00deg 25min 52sec E, at 90.11 ft. pass a found 5/8" iron rod (for reference), and continuing, for a TOTAL DISTANCE of 151.35 ft. (plat call) (this line being the BASIS OF BEARING LINE for this survey) to the PLACE OF BEGINNING and containing 13008 Sq. Ft. of land.

Our Case No. 26-04189-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF WASHINGTON

Deed of Trust Date:
November 4, 1994

Property address:
806 OLD INDEPENDENCE
BRENHAM, TX 77833

Grantor(s)/Mortgagor(s):
FLORENCE C. JACKSON AND HUSBAND, DENNIS R.
JACKSON

LEGAL DESCRIPTION: Lot 8 of the Subdivision of Tract (1) One of Independence Street Subdivision, a subdivision in the City of Brenham, Washington County, Texas, a plat of Subdivision of Tract (1) One of Independence Street Subdivision being of record in Plat Cabinet File Slide No. 326B, Plat Records of Washington County, Texas.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING THROUGH
THE RURAL HOUSING SERVICE OR SUCCESSOR
AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Date of Sale: AUGUST 4, 2026

Property County: WASHINGTON

Original Trustee: L. GEORGE ELLIS

Recorded on: November 8, 1994
As Clerk's File No.: 8333

Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Substitute Trustee:
Enrique Florez, Pete Florez, Marinosci Law Group PC,
Resolve Trustee Services, LLC

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 Enrique Florez, Pete Florez, Marinosci Law Group PC, Resolve Trustee Services, LLC, 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, AUGUST 4, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** 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 Washington County Courthouse, 100 E. Main, Brenham, TX 77833 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.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, 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, 6-25-26

MARINOSCI LAW GROUP, P.C.

By: [Signature]

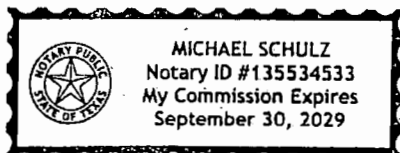
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 25 day of June 2026, 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: 9-30-29

Michael Schulz
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING
THROUGH THE RURAL HOUSING SERVICE,
ITS SUCCESSORS AND ASSIGNS, UNITED
STATES DEPARTMENT OF AGRICULTURE
P.O. Box 66889
St. Louis, MO 63166
Our File No. 26-04189

Return to:

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