

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.: 127717-TX

Date: July 30, 2025

County where Real Property is Located: Washington

ORIGINAL MORTGAGOR: RONALD V STEINMANN, A SINGLE PERSON Also signed by
DARLENE HAYDEN STEINMANN

ORIGINAL MORTGAGEE: WELLS FARGO BANK, N.A.

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR
VRMTG ASSET TRUST

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 2/14/2011, RECORDING INFORMATION: Recorded on 3/23/2011, as Instrument No.
1645 in Book 1368 Page 001

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT TRACT OR PARCEL OF LAND
SITUATED IN WASHINGTON COUNTY, TEXAS OUT OF THE O. HUDSON SURVEY A63, BEING
TRACT 1 OF THE STEINMANN DIVISION AS RECORDED IN PLAT CABINET FILE NO. 475-B OF
THE PLAT RECORDS OF WASHINGTON COUNTY (P.R.W.C.), AND AS EVIDENCED IN A DEED
DATED OCTOBER 23, 2010 AS DARLENE HAYDEN-STEINMANN TO RONALD V. STEINMANN AS
RECORDED IN VOLUME 1354, PAGE 586 OF THE OFFICIAL RECORDS OF WASHINGTON
COUNTY (O.R.W.C.), SAID 9.358 ACRE TRACT ONE BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS: BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/2/2025, 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.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for US BANK TRUST
NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above
referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing
the Mortgagee, whose address is:

Matter No.: 127717-TX

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019

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 AUCTION.COM LLC, PETE FLOREZ, 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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"

ALL THAT TRACT OR PARCEL OF LAND situated in Washington County, Texas out of the O. Hudson Survey A63, being TRACT 1 of the Steinmann Division as recorded in Plat Cabinet File No. 475-B of the Plat Records of Washington County (P.R.W.C.), and as evidenced in a deed dated October 23, 2010 as Darlene Hayden-Steinmann to Ronald V. Steinmann as recorded in Volume 1354, Page 586 of the Official Records of Washington County (O.R.W.C.), said 9.358 acre TRACT ONE being more particularly described as follows:

Beginning at a found 1/2" iron rod and fence corner lying in the Northeast line of Homeyer Mountain Road marking the South corner of the Ronald E, Reder, et ux tract called 167.554 acres (952/54 O.R.W.C.) and the West corner of this tract;

Thence with the Southeast line of the Reder tract and the Northwest line of this tract, N 45° 34' 37" E at 637.24 ft. pass a found 1/2" iron rod for reference and continuing for a total distance of 652.24 ft. to a point in the center of a creek for West corner of the Leisa Gail Arndt Brodrick and Renee Lynn Arndt Polk Tract 2 called 36-1/4 acres (1246/382 O.R.W.C.) and North corner of this tract;

Thence with the centerline said creek, the Southwest line of the Brodrick/Polk tract and the Northeast line of this tract,

**S 50° 03' 00" E, 144.10 ft.;
S 85° 25' 00" E, 77.40 ft.;
N 77° 21' 00" E, 155.05 ft.;
S 47° 29' 00" E, 47.55 ft.;**

and S 22° 22' 00" E, 148.77 ft. to a point for North corner of TRACT TWO of Steinmann Division called 12.670 acres (Ronald V. Steinmann 1320/140 O.R.W.C.) and East corner of this tract;

Thence with the Northwest line of TRACT TWO and the Southeast line of this tract, S 34° 50' 02" W at 100.00 ft. pass a point for reference, at 398.20 ft. pass a fence corner and continuing for a total distance of 563.63 ft. to a fence angle;

Thence continuing with the Northwest line of TRACT TWO and the Southeast line of this tract, S 47° 09' 54" W, 246.00 ft. to a fence corner in the Northeast line of Homeyer Mountain Road for West corner of TRACT TWO and South corner of this tract;

Thence with the Northeast line of Homeyer Mountain Road and the Southwest line of this tract, N 44° 01' 00" W, 567.09 ft. to the PLACE OF BEGINNING and containing 9.358 acres of land.

25-271424

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: December 14, 2016	Original Mortgagor/Grantor: TRAVIS J. MCDONALD
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELECT PORTFOLIO SERVICING, INC.
Recorded in: Volume: 1567 Page: 797 Instrument No: N/A	Property County: WASHINGTON
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

* 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.

Secures: Note in the original principal amount of \$112,350.00, executed by TRAVIS J. MCDONALD and payable to the order of Lender.

Property Address/Mailing Address: 50 LAKEWOOD CIRCLE, BRENHAM, TX 77833

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, BEING LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) IN BLOCK ONE (1) OF THE LAKEWOOD SUBDIVISION, AS SHOWN IN PLAT RECORDED IN PLAT CABINET FILE NO. 76A - 76B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND AMENDMENT RECORDED IN PLAT CABINET FILE NO. 80B-81A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

Date of Sale: September 2, 2025	Earliest time Sale will begin: 1:00 PM
----------------------------------------	-----------------------------------------------

Place of sale of Property: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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 stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELECT PORTFOLIO SERVICING, INC.* the owner and holder of the Note, has requested AUCTION.COM whose address is 1 MAUCHLY IRVINE, CA 92618 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is



14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELECT PORTFOLIO SERVICING, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, AUCTION.COM whose address is 1 MAUCHLY IRVINE, CA 92618 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by AUCTION.COM whose address is 1 MAUCHLY IRVINE, CA 92618 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/Joseph Vacek

Joseph Vacek

Attorney for Select Portfolio Servicing, Inc.

State Bar No.: 24038848

jvacek@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

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.: 132500-TX

Date: August 5, 2025

County where Real Property is Located: Washington

ORIGINAL MORTGAGOR: CHARLES RICHARDSON AND PAMELA RICHARDSON, HUSBAND
AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR EQUIFIRST CORPORATION, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9
MASTER PARTICIPATION TRUST

MORTGAGE SERVICER: FAY SERVICING, LLC

DEED OF TRUST DATED 1/29/2009, RECORDING INFORMATION: Recorded on 2/3/2009, as Instrument No.
487 in Book 1301 Page 076 and later modified by a loan modification agreement recorded as Instrument 2991 on
06/07/2013

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF
LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, BEING LOT THIRTY-
SIX (36) OF THE OVERLOOK ESTATES SUBDIVISION, SECTION II AS RECORDED IN PLAT
CABINET FILE NOS. 555A AND 555B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/2/2025, 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.

FAY SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION
TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY
SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST
c/o FAY SERVICING, LLC
1601 LBJ Freeway, Suite 150



FILED AND RECORDED
2025 AUG - 7 PM 3:49
COUNTY CLERK

Matter No.: 132500-TX

Farmers Branch, TX 75234

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 AUCTION.COM LLC, PETE FLOREZ, 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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

Notice of Foreclosure Sale

FILED AND RECORDED
2025 AUG 12 AM 8:51
WASHINGTON COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated: December 2, 2021
Grantor: Jennifer Leonetti, a single person
Trustee: Aaron K. Flencher
Lender: Citizens State Bank
Recorded in: Volume 1811, Page 645, Official Records of Washington County, Texas.

Legal Description:

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, in the A. Harrington Survey, A-55, containing 9.001 acres, more or less. Said property being called "Sandy Pointe Future Development Reserve A," on a plat recorded in Plat Cabinet File No. 669A of the Plat Records of Washington County, Texas;

Being part of the same property described in deed dated June 30, 2015, from Sandy Pointe Development, a Texas general partnership to Gilbert Zientek, recorded in Volume 1510, Page 363 of the Official Records of Washington County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$325,000.00, executed by Jennifer Leonetti, a single person, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, September 2, 2025
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.
Place: Washington County Courthouse
100 East Main Street
Brenham, Texas 77833
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.



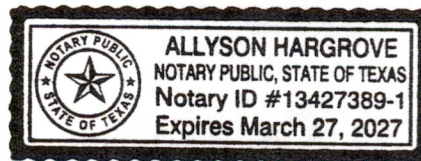
Aaron K. Flencher
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS

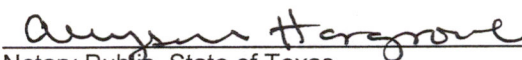
)

COUNTY OF BURLESON

)



This instrument was acknowledged before me on August 8th, 2025 by Aaron K. Flencher, Trustee of Citizens State Bank.


Notary Public, State of Texas