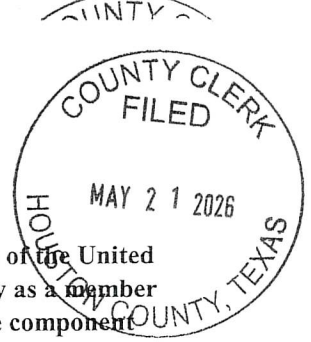


26-413030



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)**

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|--|---|
| Deed of Trust Date: June 3, 2023 | Original Mortgagor/Grantor: YADAGIRACHARYULU CHAKRAVARTULA |
| Original Beneficiary / Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION |
| Recorded in: Volume: N/A Page: N/A Instrument No: 20231827 | Property County: HOUSTON |
| Mortgage Servicer: Cenlar FSB | Mortgage Servicer's Address: 425 Phillips Blvd, Ewing, New Jersey 08618-1430 |

* 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 \$110,200.00, executed by YADAGIRACHARYULU CHAKRAVARTULA and payable to the order of Lender.

Property Address/Mailing Address: TRACT 55 NORTHVIEW RANCH, CROCKETT, TX 75835

Legal Description of Property to be Sold: PARCEL A: TRACT 55, NORTHVIEW RANCH, A SUBDIVISION OUT OF AND PART OF THE STILLWELL BOX SURVEY, ABSTRACT NO. 19 AND NELSON BOX SURVEY, ABSTRACT NO. 16, HOUSTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 264, PLAT RECORDS OF HOUSTON COUNTY, TEXAS.

PARCEL B: NON-EXCLUSIVE ROAD EASEMENT FOR PURPOSE OF INGRESS, EGRESS AND UTILITY OVER AND ACROSS THAT CERTAIN SIXTY FOOT (60') WIDE TRACT OR PARCEL KNOWN AS NORTHVIEW TRAIL AND IS DEPICTED ON PLAT OF NORTHVIEW RANCH, HOUSTON COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 264, PLAT RECORDS OF HOUSTON COUNTY, TEXAS.

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| Date of Sale: July 07, 2026 | Earliest time Sale will begin: 1:00 PM |
|------------------------------------|---|

Place of sale of Property: THE EAST SIDE OF THE COURTHOUSE (IF WEATHER IS BAD THE FIRST FLOOR LOBBY OF 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, *SECURITY SERVICE FEDERAL CREDIT UNION*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC 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 *SECURITY SERVICE FEDERAL CREDIT UNION* 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, Tejas Corporate Services, LLC 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 Tejas Corporate Services, LLC 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 Cenlar Federal Savings Bank

State Bar No.: 24038848

jvacek@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

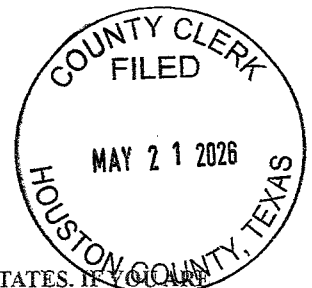
Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

Posted by: Sharon St. Pierre
5/21/2026 Sharon St. Pierre
Substitute Trustee

5336



NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN HOUSTON COUNTY, TEXAS, OUT OF THE JO SON S VEY, ABSTRACT NO. 46 AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO BERNARDO RODRIGUEZ, ET UX IN THE DOCUMENT RECORDED IN CLERK' FILE NO. 003018 DATED MAY 8, 2000 OF THE IMAGE RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING A PART OR PORTION OF LOT 20 IN BLOCK 1: OF THE E.M. LAND ADDITION AS RECORDED IN BOOK 1 ON PAGE 66 OF THE PLAT RECORDS OF THE SAID COUNTY; TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8 INCH IRON PIN FOUND FOR THE MOST SOUTHERLY EAST CORNER OF THE AFORESAID REFERRED TO RODRIGUEZ TRACT AND THE SOUTH CORNER OF A CALLED 634.25 SQUARE FEET OF LAND CONVEYED TO JAMES BOWERS, ET UX IN THE DOCUMENT RECORDED IN VOLUME 1027 ON PAGE 540 OF THE OFFICIAL RECORDS OF THE SAID COUNTY, ON THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH PARK STREET AND THE SOUTHEAST BOUNDARY LINE OF THE AFORESAID REFERRED TO LOT 20;

THENCE, ALONG THE SOUTHEAST BOUNDARY LINE OF THE SAID LOT 20 AND THE MOST SOUTHERLY SOUTHEAST BOUNDARY LINE OF THE SAID RODRIGUEZ TRACT AND ALONG THE SAID ROW LINE, SOUTH 55 DEGREES 05 MINUTES 05 SECONDS WEST AT 47.63 FEET A POINT FOR THE SOUTH CORNER OF THE SAID LOT 20 AND THE SAID RODRIGUEZ TRACT AND THE EAST CORNER OF LOT 19 OF THE AFORESAID REFERRED TO SUBDIVISION, FROM WHICH POINT A POWER POLE BEARS NORTH 00 DEGREES 28 MINUTES WEST 0.9 FEET;

THENCE, ALONG THE SOUTHWEST BOUNDARY LINE OF THE SAID RODRIGUEZ TRACT AND THE SAID LOT 20 AND THE NORTHEAST BOUNDARY LINE OF THE SAID LOT 19, NORTH 35 DEGREES 03 MINUTES 46 SECONDS WEST AT 220.14 FEET (CALLED 196.85 FEET) A 1/2 INCH IRON PIN SET FOR THE NORTHWEST CORNER OF SAID RODRIGUEZ TRACT AND THE SAID LOT 20 AND THE NORTHEAST CORNER OF THE SAID LOT 19;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID RODRIGUEZ TRACT AND THE SAID LOT 20, NORTH 76 DEGREES 23 MINUTES 44 SECONDS EAST AT 54.30 FEET A 1/2 INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE SAID RODRIGUEZ TRACT AND THE SAID LOT 20 AND THE NORTHWEST CORNER OF LOT 21 OF THE SAID SUBDIVISION;

THENCE, ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID LOT 20 AND THE MOST NORTHERLY NORTHEAST BOUNDARY LINE OF THE SAID RODRIGUEZ TRACT AND THE SOUTHWEST BOUNDARY LINE OF THE SAID LOT 21, SOUTH 35 DEGREES 05 MINUTES 26 SECONDS EAST AT 73.93 FEET A POINT FOR THE MOST NORTHERLY EAST CORNER OF THE SAID RODRIGUEZ TRACT AND THE NORTH CORNER OF THE SAID BOWERS TRACT, FROM WHICH POINT A 1/2 INCH IRON PIN FOUND FOR REFERENCE BEARS SOUTH 42 DEGREES 30 MINUTES 06 SECONDS EAST 1.36 FEET;

THENCE, ALONG THE MOST NORTHERLY SOUTHEAST BOUNDARY LINE OF THE SAID RODRIGUEZ TRACT AND THE NORTHWEST BOUNDARY LINE OF THE SAID BOWERS TRACT, SOUTH 60 DEGREES 38 MINUTES 00 SECONDS WEST AT 7.24 FEET A 1/2 INCH IRON PIN FOUND FOR THE ELL CORNER OF THE SAID RODRIGUEZ TRACT AND THE WEST CORNER OF THE SAID BOWERS TRACT;

THENCE, ALONG THE MOST SOUTHERLY NORTHEAST BOUNDARY LINE OF THE SAID RODRIGUEZ TRACT AND THE SOUTHWEST BOUNDARY LINE OF THE SAID BOWERS TRACT, SOUTH 36 DEGREES 59 MINUTES 00 SECONDS EAST AT 127.27 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.229 ACRE OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/06/2001 and recorded in Book 0000 Page 0001 Document 0100000003104 real property records of Houston County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 07/07/2026

Time: 01:00 PM

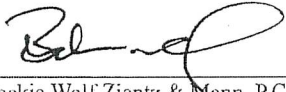
Place: Houston County, Texas at the following location: AT THE EASTSIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS INCLEMENT WEATHER, THEN THE FIRST FLOOR LOBBY OF THE HOUSTON COUNTY COURTHOUSE, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. *Obligations Secured.* The Deed of Trust executed by ESTEBAN MEDELLIN, provides that it secures the payment of the indebtedness in the original principal amount of \$27,075.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am Sharon St-Pierre whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on May 21, 2024 I filed this Notice of Foreclosure Sale at the office of the Houston County Clerk and caused it to be posted at the location directed by the Houston County Commissioners Court.

Sharon St-Pierre