

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: May 6, 2022

Grantor(s): Brandy Ceril, an unmarried woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Legend Lending Corporation

Original Principal: \$108,000.00

Recording Information: RP-2022-241549

Property County: Harris

Property: BUILDING SITE "A", CONTAINING 2,293 SQUARE FEET IN UNRECORDED BLOCK 1 OF RESERVE C (3), PINE VILLAGE NORTH, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 205, PAGE 70, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID BUILDING SITE "A" BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF EAST HAMPTON DRIVE (60 FEET WIDE) AND THE EAST LINE OF WEST VILLAGE DRIVE (60 FEET WIDE); THENCE NORTH 00° 46 MIN. 35 SEC. EAST, 401.31 FEET ALONG THE EAST LINE OF SAID WEST VILLAGE DRIVE TO A POINT; THENCE NORTH 89° 13 MIN. 25 SEC. EAST, 117.18 FEET TO A BUILDING CORNER FOR THE POINT OF BEGINNING; THENCE, ACROSS SAID BLOCK 1, RESERVE "C" WITH THE FOLLOWING COURSES AND DISTANCES ON THE CENTERLINE OF THE PARTY WALL; NORTH 00° 46 MIN. 35 SEC. EAST, 29.92 FEET; NORTH 89° 13 MIN. 25 SEC. WEST, 7.92 FEET; NORTH 00° 46 MIN. 35 SEC. EAST, 18.66 FEET; NORTH 89° 13 MIN. 25 SEC. WEST, 6.50 FEET; NORTH 00° 46 MIN. 35 SEC. EAST, 3.67 FEET; NORTH 89° 13 MIN. 25 SEC. WEST, 2.33 FEET; NORTH 00° 46 MIN. 35 SEC. EAST, 22.75 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 89° 13 MIN. 25 SEC. EAST, WITH THE SOUTH LINE OF A COMMON AREA, 39.57 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 00° 46 MIN. 35 SEC. WEST, WITH THE NORTH LINE OF A COMMON AREA, 75.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 89° 13 MIN. 25 SEC. WEST, 22.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,293 SQUARE FEET OF LAND. NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Property Address: 5715 Easthampton Drive
Unit A
Houston, TX 77039

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: PHH Asset Services LLC
Mortgage Servicer: Onity Mortgage
Mortgage Servicer 2001 Bishops Gate Blvd
Address: Mail Stop SV-01
Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: November 3, 2026
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Road, Houston TX 77045, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Auction.com, LLC, and Padgett Law Group, any to act
Trustee:
Substitute 546 Silicon Dr., Suite 103, Southlake, TX 76092
Trustee Address:

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current

Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

/s/Rachel Donnelly

Padgett Law Group, LLC

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 09/15/2026, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.



Declarant's Name: Jeff Leva

Date: 09/15/2026

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

PLG File Number: 26-013642-2