

Notice of Substitute Trustee Sale

T.S. #: 25-14964

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.

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

Date: 11/3/2026
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Harris County Courthouse in Houston, Texas, at the following location: **ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

Unit A-1, Building "A", of Briargrove Drive Townhouses, a Condominium Project situated in Harris County, Texas, according to the Declaration of Condominium and Plats and Exhibits attached thereto of record in Volume 11, Page 128, of the Condominium Records of Harris County, Texas, together with an undivided interest in the common elements thereof, together with the limited common elements appurtenant thereto.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 8/12/2022 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No RP-2022-420264, recorded on 8/17/2022, of the Real Property Records of Harris County, Texas.

Property Address: 6302 CHEVY CHASE DR. UNIT 1 HOUSTON, TX 77057

Trustor(s): JOHN BULLEN AKA JOHN JOSEPH BULLEN

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NETWORK FUNDING, L.P. ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: Sailfish Servicing, LLC

Loan Servicer: Valon Mortgage, Inc.

Current Substituted Trustees: Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Jack Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC, Prestige Posting and Publishing LLC

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

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authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JOHN BULLEN, AKA JOHN JOSEPH BULLEN, A SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$150,000.00, executed by JOHN BULLEN, AKA JOHN JOSEPH BULLEN, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NETWORK FUNDING, L.P. ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOHN BULLEN, AKA JOHN JOSEPH BULLEN, A SINGLE MAN to JOHN BULLEN AKA JOHN JOSEPH BULLEN. Sailfish Servicing, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

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Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Sailfish Servicing, LLC c/o Valon Mortgage, Inc.

14647 S. 50th St., ST A150

Phoenix, AZ 85044

855-218-3690

Dated: 09/16/2026

Auction.com, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Jack Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC, Prestige Posting and Publishing LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

16801 Addison Road, Suite 350

Addison, Texas 75001

Attn: Trustee Department

CAUSE NO. 199-03895-2026

**IN RE: ORDER FOR FORECLOSURE
CONCERNING
1900 FAIRWAY CROSSING RD, WYLIE, TX
75098
UNDER TEX. R. CIV. P. 736**

IN THE DISTRICT COURT

**MARLIN MORTGAGE CAPITAL, LLC
PETITIONER,**

COLLIN COUNTY, TEXAS

v.

199TH JUDICIAL DISTRICT

**ALEXANDER J PANAY AND THERESA G
PANAY
RESPONDENT(S)**

DEFAULT ORDER ON RULE 736 APPLICATION FOR EXPEDITED FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is ALEXANDER J PANAY AND THERESA G PANAY of 1900 FAIRWAY CROSSING RD, WYLIE, TX 75098. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 1900 FAIRWAY CROSSING RD, WYLIE, TX 75098, with the following legal description:

Motion for Default Order

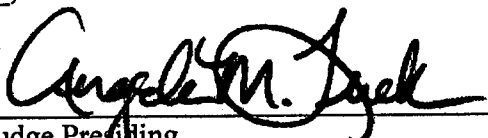
LOT 1, IN BLOCK V, OF WOODBRIDGE PHASE 13, AN
ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 2008, PAGE 40, PLAT RECORDS,
COLLIN COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded as Instrument No. 20200309000338690 and recorded in the real property records of Collin County, Texas.
5. The material facts establishing Respondent's default are alleged in the Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this Order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8 on its Application. Petitioner and/or its successors and assigns may proceed with foreclosure of the property described above in accordance with applicable law and the Loan Agreement, contract, or lien sought to be foreclosed, and Petitioner is hereby authorized to proceed with a non-judicial foreclosure on the herein described property pursuant to the Loan Agreement, Texas Property Code Section 51.002, and under article XVI, section 50(a)(6) of the Texas Constitution.
8. Petitioner and/or its successors and assigns is hereby authorized to take all actions necessary to proceed with the non-judicial foreclosure and to secure the property.
9. This Order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Motion for Default Order

8/26/2026

SIGNED this _____ day of _____, 2026.



Judge Presiding

APPROVED AND ENTRY REQUESTED:

GHIDOTTI | BERGER LLP

/s/ Anthony A. Garcia
Anthony A. Garcia
State Bar No. 24091639
16801 Addison Rd Ste 350
Addison, TX 75001
Tel: (972) 893-3096
Fax: (469) 713-3194
Email: txlitigation@ghidottiberger.com
ATTORNEY FOR PETITIONER

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Motion for Default Order