FILED 9/17/2026 10:07:48 AM FRCL-2026-6984 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

2403 Roaming Elk Ct, Spring, TX 77373 26-001486

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: 12/01/2026

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending on not later than three hours thereafter.

Place: At the Harris County Courthouse steps located at The Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Rd, 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.

2. **Terms of Sale.** Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 12, 2022 and recorded in the real property records of Harris County, TX under Clerk's Instrument No. RP-2022-361314 with Terrance West (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd., its successors and assigns (mortgagee) to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Terrance West, securing the payment of the indebtedness in the original amount of $307,320.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Carrington Mortgage Services, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** LOT 38, BLOCK 3, OF BRECKENRIDGE WEST SEC 11, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 693671, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services, LLC
500 N. State College Blvd., Suite 1300
Orange, CA 92868

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq., Lori Long, Esq., Jonathan D. Sawyer, Esq., OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or XOME Inc, NFPDS-TX LLC and Tejas Corporate Services LLC, or Abstracts/Trustees of Texas, LLC, or Tejas Corporate Services, LLC, as 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

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SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at:
https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs

September 11, 2026
Executed on

/s/ Lori Liane Long
James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Lori Liane Long, Esq.
Jonathan D. Sawyer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

9/17/26
Executed on

SUBSTITUTE TRUSTEE
Agency Sales and Posting LLC, or AUCTION.COM LLC, or Tejas Corporate Services, LLC
7500 Dallas Pkwy #200, Plano, TX 75024

UNOFFICIAL COPY

CERTIFICATE OF POSTING

My name is Amar Soni, and my address is 7500 Dallas Pkwy #200, Plano, TX 75024. I declare under penalty of perjury that on 9/17/26 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Declarant's Name: Amar Soni
Date: 9/17/26