

NOTICE OF FORECLOSURE 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 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: ALL THAT CERTAIN 0.8240 ACRE TRACT OF LAND SITUATED IN THOMAS TOBIN SURVEY, ABSTRACT NO. 774, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN 4.7910 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN THAT WARRANTY DEED WITH VENDOR'S LIEN FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE (HCCF) NO. P746485: SAID 0.8240 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 4.7910 ACRE TRACT IN THE NORTH RIGHT-OF-WAY LINE OF ALMEDA-GENOA ROAD (60 FOOT ROW);

THENCE NORTH 88 DEGREES 24 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF ALMEDA-GENOA ROAD AND THE SOUTH LINE OF SAID 4.7910 ACRE TRACT, A DISTANCE OF 204.25 FEET TO AN IRON ROD SET IN THE SOUTH LINE OF SAID 4.7910 ACRE TRACT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 35 MINUTES 50 SECONDS WEST, A DISTANCE OF 192.60 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 185.70 FEET TO AN IRON ROD SET IN THE WEST LINE OF AN HOUSTON LIGHTING AND POWER COMPANY TRACT (HCCF NO. D804127) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 59 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID H L AND P COMPANY TRACT AND THE EAST LINE OF SAID 4.7910 ACRE TRACT, A DISTANCE OF 192.61 FEET TO AN IRON ROD SET IN THE NORTH LINE OF ALMEDA-GENOA ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 24 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF ALMEDA-GENOA ROAD AND THE SOUTH LINE OF SAID 4.7910 ACRE TRACT, A DISTANCE OF 187.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8240 ACRE OF LAND.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/20/2007 and recorded in Document 20070314843 real property records of Harris County, Texas. Re-filed in Document RP-2022-397545 real property records of Harris County, Texas.

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

Date: 11/03/2026

Time: 12:00 PM

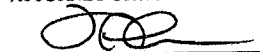
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. 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 JESSE J. THOMAS, provides that it secures the payment of the indebtedness in the original principal amount of \$196,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2026-HB1 is the current mortgagee of the note and deed of trust and ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2026-HB1 c/o ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 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.mwzmlaw.com/tx-investors