

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No 153201-TX

Date September 22, 2026

County where Real Property is Located Harris

ORIGINAL MORTGAGOR MATHEW RUSSO AND REBEKAH RUSSO, HUSBAND AND WIFE

ORIGINAL MORTGAGEE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR UNION HOME MORTGAGE CORP,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE UNION HOME MORTGAGE CORP

MORTGAGE SERVICER Union Home Mortgage

DEED OF TRUST DATED 7/18/2023, RECORDING INFORMATION Recorded on 7/20/2023, as Instrument No
RP-2023-272525 and later modified by a loan modification agreement recorded as Instrument RP-2025-245265 on
06/26/2025

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION) LOT 14, IN BLOCK 4, OF NORTHERN POINT,
SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT
THEREOF RECORDED IN FILM CODE NO 571196, OF THE MAP AND/OR PLAT RECORDS,
HARRIS COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/3/2026, the foreclosure sale will be conducted in
Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 10.00 AM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

Union Home Mortgage is acting as the Mortgage Servicer for UNION HOME MORTGAGE CORP who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Union Home Mortgage, as
Mortgage Servicer, is representing the Mortgagee, whose address is

UNION HOME MORTGAGE CORP
c/o Union Home Mortgage
8241 Dow Circle W
Strongsville, OH 44136

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51 0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein The address for the Substitute Trustee as required by Texas Property Code, Section 51 0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618

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

By Hollis Hamilton
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