FILED 9/24/2026 10:42:00 AM FRCL-2026-7136 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

19426 Thunder Rock Dr, Katy, TX 77449 26-012986

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 not later than three hours thereafter.
Place:	The area designated by the Commissioners Court of Harris County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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 17, 2023 and recorded in the real property records of Harris County, TX under Clerk's Instrument No. RP-2023-270036 with Warren King (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage, LLC, 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 Warren King, securing the payment of the indebtedness in the original amount of $255,290.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CrossCountry Mortgage, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** LOT 53, BLOCK 8, HIGHLAND CREEK VILLAGE, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 277, PAGE 115, PLAT RECORDS, 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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

CrossCountry Mortgage, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

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., or Lori Long, Esq., or Jonathan 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., Tejas Corporate Services, LLC, NFPDS-TX LLC , or Abstracts/Trustees of Texas, LLC, or Tejas Corporate Services, LLC, or Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, as Substitute Trustee to act under and by virtue of said Deed of Trust.

UNOFFICIAL COPY

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.

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 23, 2026
Executed on

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

9/24/26
Executed on

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

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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 9/24/26 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

Declarants Name: Amar Soni
Date: 9/24/26

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