

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 12, 2003 and recorded under Clerk's File No W763315, in the real property records of HARRIS County Texas, with Guadalupe Aguirre and Rafael R Rodriguez, wife and husband as Grantor(s) and Bank of America, N A as Original Mortgagee

Deed of Trust executed by Guadalupe Aguirre and Rafael R Rodriguez, wife and husband securing payment of the indebtedness in the original principal amount of \$98,940 00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Guadalupe Aguirre U S Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien

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 authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan Selene Finance is acting as the Mortgage Servicer for the Mortgagee Selene Finance, is representing the Mortgagee, whose address is 3501 Olympus Blvd 5th Fl Ste 500, Coppell, TX 75019

Legal Description:

A TRACT OF LAND CONTAINING 0 493 ACRES, MORE OR LESS, IN THE THOMAS EARL SURVEY ABSTRACT 19, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A 5.82 ACRE TRACT DESCRIBED IN DEED FROM ELLEN MAGEE TO ROY MAGEE DATED MAY 16, 1927, RECORDED IN VOLUME 702, PAGE 566 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 0 493 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale 11/03/2026

Earliest Time Sale Will Begin 10 00 AM

Location of Sale. The place of the sale shall be. HARRIS County Courthouse, Texas at the following location Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust 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

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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.

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 Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Steve Leva, Agency Sales and Posting, LLC, or Codilis & Moody, P C, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P C
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 09/29/2026

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P C
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by _____

Printed Name _____

C&M No. 44-22-2706

FIELD NOTES

A tract of land containing 0.493 acres, more or less, in the Thomas Earl Survey Abstract 19, Harris County, Texas, being out of and a part of a 5.82 acre tract described in Deed from Ellen Magee to Roy Magee dated May 16, 1927, recorded in Volume 702, Page 566 of the Deed Records of Harris County, Texas, said 0.493 acre tract being described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for the Southwest corner of said Roy Magee acre tract, located South 1264.00 feet along the West line of 5.82 acre tract from its intersection with Wallisville Road, also being the Southeast corner of another 5.82 acre tract to Harry Magee described in Deed recorded in Volume 715, Page 247 of the Deed Records of Harris County, Texas;

THENCE North 90° 00' 00" East (Called East) along the South line of the Roy Magee 5.82 acre tract above described 94.30 feet to a ½ inch iron rod found in the South line of Roy Magee 5.82 acre tract also being the North right-of-way line of Texaco Road;

THENCE North 00° 00' 00" West (Called North) and parallel with the West line of Roy Magee 5.82 acre tract a distance of 227.70 to a ½ inch iron rod set for corner in the North line of said 0.493 acre tract;

THENCE South 90° 00' 00" West (Called West) and parallel with the South line of Roy Magee tract a distance of 94.30 feet to a ½ inch iron rod set in the West line of Roy Magee tract and the East line of Harry Magee 5.82 acre tract for Northwest corner,

THENCE South 00° 00' 00" East (Called South) 227.70 feet with the East line of Harry Magee tract and the West line of Roy Magee tract to PLACE OF BEGINNING and containing 0.493 acres of land, more or less.