FILED 10/1/2026 10:10:47 AM FRCL-2026-7298 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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: THE WEST PART OF LOT THIRTEEN 13) AND THE ADJOINING EAST PART OF LOT TWELVE (12), IN BLOCK TEN (10), OF REPLAT OF DUMBARTON OAKS, SECTION TWO (2), AN ADDITION TO THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE REPLAT OF SAID ADDITION RECORDED IN VOLUME 55, PAGE 8, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; THE WEST PART OF LOT THIRTEEN (13) AND THE ADJOINING EAST PART OF LOT TWELVE (12), IN BLOCK TEN (10) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT THIRTEEN (13);

THENCE, NORTH 64 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13) AND THE SOUTH RIGHT-OF-WAY LINE OF GRAPEVINE STREET (60.00 FEET WIDE), A DISTANCE OF 23.97 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS TRACT;

THENCE, SOUTH 64 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13) AND SAID LOT TWELVE (12) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID GRAPEVINE STREET, A DISTANCE OF 66.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT TWELVE (12) FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 25 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF SAID LOT TWELVE (12) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEING SOUTH 64 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.03 FEET ALONG THE SOUTH LINE OF SAID LOT TWELVE (12) FROM THE SOUTHEAST CORNER OF SAID LOT TWELVE (12);

THENCE, NORTH 64 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT TWELVE (12) AND SAID LOT THIRTEEN (13), A DISTANCE OF 66.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEING NORTH 64 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.97 FEET ALONG THE SOUTH LINE OF SAID LOT THIRTEEN (13) FROM THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13);

THENCE, NORTH 25 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT THIRTEEN (13) FOR THE NORTHEAST CORNER; SAID POINT BEING NORTH 64 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.97 FEET ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13) FROM THE NORTHWEST CORNER OF LOT THIRTEEN (13) AND BEING THE POINT OF BEGINNING, SAID TRACT CONTAINING 7,260 SQUARE FEET OF LAND, MORE OR LESS.

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2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 08/24/2004 and recorded in Document X905869 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 HUBERT S. MURRELL AND URSULA G. MURRELL, provides that it secures the payment of the indebtedness in the original principal amount of $73,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MARINERS ATLANTIC PORTFOLIO, LLC is the current mortgagee of the note and deed of trust and SN SERVICING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is MARINERS ATLANTIC PORTFOLIO, LLC c/o SN SERVICING CORPORATION, 323 5th Street, Eureka, CA 95501 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Order to Foreclose.*** MARINERS ATLANTIC PORTFOLIO, LLC obtained a Order from the 270th District Court of Harris County on 09/15/2026 under Cause No. 202623126. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. ***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.

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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

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