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NOTICE OF ACCELERATION AND NOTICE OF 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.

DEEDS OF TRUST INFORMATION:

Date:	**March 6, 2026**
Grantor(s):	**CHRISTOPHER BROADUS, AN UNMARRIED PERSON**
Original Mortgagee:	**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW AMERICAN FUNDING, LLC, its successors and assigns**
Original Principal:	**$461,487.00**
Recording Information:	**RP-2026-87816**

Date:	**March 6, 2026**
Grantor(s):	**CHRISTOPHER BROADUS, AN UNMARRIED PERSON**
Original Mortgagee:	**Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas**
Original Principal:	**$18,459.00**
Recording Information:	**RP-2026-87817**

PROPERTY:

Property County:	**Harris**
Property:	**See "Exhibit A"**
Property Address:	**7925 Ritz Street Houston, TX 77028**

MORTGAGE SERVICING INFORMATION:
The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:	**SERVBANK, N.A.**
Mortgage Servicer:	**Servbank, N.A.**
Mortgage Servicer Address:	**3138 E. Elwood Street Phoenix, AZ 85034**

EXHIBIT COPY
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SALE INFORMATION:

Date of Sale:	**December 1, 2026**
Time of Sale:	**10:00 AM or within three hours thereafter.**
Place of Sale:	**Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Road, Houston TX 77045, or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee:	**Auction.com, LLC, and Padgett Law Group, any to act**
Substitute Trustee Address:	**546 Silicon Dr., Suite 103, Southlake, TX 76092**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deeds of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deeds of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above-described property in trust to secure payment of the Notes set forth in the above-described Deeds of Trust; and

WHEREAS, a default under the Notes and Deeds of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deeds of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deeds of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deeds of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Notes is hereby accelerated, and all sums secured by the Deeds of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*

Document is NOT OFFICIAL! This Document is the property of the Harris County Clerk's Office. It may be inaccurate or incomplete. Please do not rely on this document.

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4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deeds of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deeds of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deeds of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

PJ

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Padgett Law Group, LLC

CERTIFICATE OF POSTING

My name is Jeff Leva, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10/7/2026, I filed at the office of the Harris County Clerk to be posted at the Harris County courthouse this notice of sale.

_____

Declarant's Name: Jeff Leva

Date: 10/7/2026

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

WITNESS MY HAND this _____ day of _____, _____.

_____

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EXHIBIT A

A 0.09 acre Tract of land recorded under Harris County Clerk's File No.RP-2018-443358, known as Lot 23, Block 3 Liberty Road Manor, Section 22, an unrecorded subdivision of 11.00 acres, out of J.L. Stanley Survey, Abstract 700, Harris County, Texas.

Said 0.09 acre tract being described by metes and bounds as follows:

COMMENCING at the 3/4" iron pipe found on the northeasterly corner of North Wayside Drive (formerly known as Settegast Road, 60' wide), and Ritz Avenue (50' wide), Said point being the southwesterly corner of said Block 3;

THENCE: North 86° 18' 28" East, a distance of 257.00 feet, with northerly line of said Ritz Street, to a 5/8" iron rod set for the POINT of BEGINNING and the common southerly corner of the herein described tract, and Lot 22, as recorded under H.C.C.F. No. RP-2020-285490;

THENCE: North 1° 36' 02" West, distance of 100.00 feet, to 5/8" iron rod set for the common corner of herein described tract, said Lot 22, and Lot 2, recorded under H.C.C.F. No. RP-2025-67370;

THENCE: North 86° 18' 28" East, a distance of 40.00 feet, with common line of said Lot 2, to a 5/8" iron rod set for on the common northerly corner of the herein described tract, and Lot 24, as recorded under H.C.C.F. No. RP-2020-348641;

THENCE: South 1° 36' 02" East, a distance of 100.00 feet, with common line of said Lot 2, to the 5/8" iron rod set for the southeasterly corner of herein described tract. Said point being on the northerly line of said Ritz Street;

THENCE: South 86° 18' 28" West, a distance of 40.00 feet, with northerly line of said Ritz Street, to the POINT of BEGINNING, and containing 0.09 acre, or 3,997 sq. ft. of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

RP-2026-87816

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