

Notice of Substitute Trustee Sale

T.S. #: 26-20975

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **11/3/2026**
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Harris County Courthouse in Houston, Texas, at the following location: ORDER DESIGNATING SPACE FOR CONDUCTING PUBLIC SALE OF REAL PROPERTY AT THE GRAND BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD IN THE CITY OF HOUSTON OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

PLEASE SEE EXHIBIT A

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 12/28/2005 and is recorded in the office of the County Clerk of Harris County, Texas, under County Clerk's File No Z025662, recorded on 1/12/2006, Rerecorded on 11/18/2008 as Instrument No. 20080566338 The subject Deed of Trust was modified by Loan Modification recorded on 09/23/2024 as Instrument No. 2024-349127 of the Real Property Records of Harris County, Texas.

Property Address: 12911 STILLINGTON DR HOUSTON, Texas 77015

Trustor(s):	DORIS L. BURLEY AND KEITH A. BURLEY	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FINANCE AMERICA, LLC ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC1	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
Current Substituted Trustees:	Auction.com, LLC, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Jack Palmer, Rick Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting and Publishing LLC		

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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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DORIS L. BURLEY AND KEITH A. BURLEY, AS WIFE AND HUSBAND. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$104,000.00, executed by DORIS L. BURLEY AND KEITH A. BURLEY, AS WIFE AND HUSBAND, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FINANCE AMERICA, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DORIS L. BURLEY AND KEITH A. BURLEY, AS WIFE AND HUSBAND to DORIS L. BURLEY AND KEITH A. BURLEY

. U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

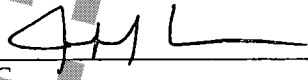
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Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through
Certificates, Series 2006-BC1 c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage
Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743
800-365-7107**

Dated: 10/8/2026

Auction.com, LLC, Roy Crush, Jeff Leva, Sandy Dasigenis, Steve Leva, Patricia
Poston, Megan L. Randle, Ebbie Murphy, Sabrina Palmer, Jack Palmer, Rick
Snoke, Wayne Daughtrey, Nicole Durrett, Prestige Default Services, LLC,
Agency Sales and Posting LLC, Prestige Posting and Publishing LLC,


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

COPY

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UNOFFICIAL

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LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 6,204 SQUARE FEET (DEED CALL 6,382 SQUARE FEET) OUT OF LOTS EIGHT (8) AND NINE (9) OF BLOCK EIGHTY-FIVE (85), OF WOOD FOREST, SECTION TWENTY-ONE (21), A SUBDIVISION IN THE S.C. HIROMS SURVEY, ABSTRACT 33, HARRIS COUNTY, TEXAS, SAID 6,204 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A FENCE CORNER AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 6,382 SQUARE FEET (DEED CALL 6,388 SQUARE FEET) (DEED CALL 6,259 SQUARE FEET) TRACT, BEING IN THE WESTERLY LINE OF SAID LOT 8 AND LOCATED SOUTH 13 DEGREES 52 MINUTES 54 SECONDS WEST, A DISTANCE OF 12.83 FEET FROM THE NORTHWEST CORNER OF LOT 8;

THENCE, SOUTH 83 DEGREES 40 MINUTES 08 SECONDS EAST (DEED CALL SOUTH 83 DEGREES 27 MINUTES 49 SECONDS EAST) CROSSING OVER SAID LOT 8, A DISTANCE OF 113.18 FEET (CALL 112.32 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 6,204 SQ. FT. (DEED CALL 6,382 SQUARE FEET) TRACT, BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STILLINGTON DRIVE (80.00' FEET IN WIDTH);

THENCE, IN A SOUTHERLY DIRECTION WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 885.00', AN ARC LENGTH OF 57.98 FEET (DEED CALL 59.40 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 6,204 SQUARE FEET (DEED CALL 6,382 SQUARE FEET) TRACT;

THENCE, NORTH 81 DEGREES 02 MINUTES 35 SECONDS WEST, CROSSING OVER SAID LOT 9, A DISTANCE OF 110.51 FEET (DEED CALL 108.63 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 6,204 SQUARE FEET (DEED CALL 6,382 SQUARE FEET) TRACT;

THENCE, NORTH 21 DEGREES 52 MINUTES 38 SECONDS EAST, (DEED CALL NORTH 20 DEGREES 25 MINUTES 50 SECONDS EAST) WITH THE WEST LINE OF LOT 9 AND 8, A DISTANCE OF 63.03 FEET (CALL 55.18 FEET) TO THE POINT OF BEGINNING AND CONTAINING 6,204 SQUARE FEET (DEED CALL 6,382 SQUARE FEET) TRACT OF LAND.