

STATE OF TEXAS
COUNTY OF HARRIS

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NOTICE OF FORECLOSURE SALE

Adjustable Rate Home Equity Conversion Deed Of Trust ("Deed of Trust")

Dated: 08/23/2004

Grantor(s): Lotus S. Silas

Trustee: Chicago Title Insurance Company

Lender: Financial Freedom Senior Funding Corp. A
Subsidiary of IndyMac Bank F.S.B.

Recorded in: X896948 of the Real Property Records of Harris
County, Texas

Secures: Adjustable Rate Note (Home Equity Conversion)
("Note") in the original principal amount of
\$172,500.00 executed by Grantor(s) and payable
to the order of Lender and all other indebtedness
of Grantor(s) to Lender

Property: The real property and improvements described in
the attached Exhibit A

Assignment: The Note and the liens and security interests of
the Deed of Trust were transferred and assigned
to B-Mused, LLC ("Beneficiary") by an
instrument dated 10/18/2025, and recorded in RP-
2025-418561 of the Real Property Records of
Harris County, Texas

Substitute Trustee: Patricia Poston, Chris Poston, Amar Sood, Sandy
Dasigenis, Jeff Leva or Steve Leva

Substitute Trustee's
Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100
Austin, TX 78731

Mortgage Servicer: Land Home Financial Services, Inc.

Mortgage Servicer's 1355 Willow Way, Suite 250, Concord, CA 94520

Address:

Foreclosure Sale:

Date:

Tuesday, 11/03/2026

Time:

The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

Place:

The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that B-Mused, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, B-Mused, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of B-Mused, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Land Home Financial Services, Inc. is representing B-Mused, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of B-Mused, LLC and Land Home Financial Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

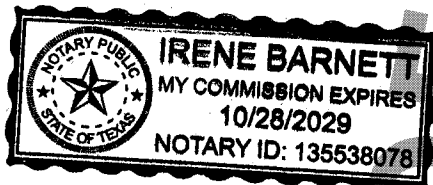
Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: 
Chris Poston Substitute Trustee

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me by Chris Poston on
October 8, 2026



Notary Public, State of Texas

Commission Expires: 10/28/2029

Printed Name: IRENE BARNETT

Exhibit A: Property Description

**LOT SIX HUNDRED TWO (602), IN BLOCK TEN (10), OF HEATHERGLEN,
SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED N VOLUME 213, PAGE 54 OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS**

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