FILED 10/12/2026 9:15:41 AM FRCL-2026-7541 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE 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

PART A - APPOINTMENT OF SUBSTITUTE TRUSTEE(S)

DATE OF APPOINTMENT.	October 12, 2026

DEED OF TRUST	**Date:**	July 14th, 2023
	Grantors/Borrowers:	Hector VARGAS MAGANA and Maria D AISPURO
	Mortgagee:	HOPPER PROPERTIES, LLC
	Original Trustee:	P C F PROPERTY MANAGEMENT, LLC
	Recording Information:	Instrument No RP-2023-266930, Official Public Records of Real Property of Harris County, Texas

PROPERTY	**Legal Description.** Lot 7, in Block 1, of Kings River Village Section 6, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Clerk's File No S032521, Volume/Page 379026, Film Code No 509303781, of the Map and/or Plat Records of Harris County, Texas	**Street Address:** 20823 SWEET VIOLET CT HUMBLE, TX 77346-1270

SERVICER	**P.C.F. PROPERTY MANAGEMENT, LLC** 6046 FM 2920 RD, SPRING, TX 77379-2542 Phone 281-668-8723	**SUBSTITUTE TRUSTEES**	**Sandy Dasigenis or Jeff Leva** c/o P C F PROPERTY MANAGEMENT, LLC 6046 FM 2920 RD, SPRING, TX 77379-2542

The Deed of Trust provides that the Mortgagee may, at any time and without notice or cause, appoint a substitute trustee by written instrument to succeed to all the title, powers, and duties of the original Trustee The Mortgagee is the current owner and holder of the note secured by the Deed of Trust and of the Deed of Trust

Pursuant to the terms of the Deed of Trust identified in this Notice and Sections 51 0075 and 51 0076 of the Texas Property Code the Mortgagee, acting through its mortgage servicer, hereby appoints the Substitute Trustee(s) named above, any one of whom may act alone, as Substitute Trustee under the Deed of Trust The Substitute Trustee is vested with all of the title, powers, rights, and duties given to the Trustee under the Deed of Trust, including the power to sell the Property at public auction under the Deed of Trust and applicable law

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WHEREAS, default has occurred under the Deed of Trust and the Note, and the conditions to exercising the power of sale have been satisfied The mortgage servicer mailed written notice of default and intent to accelerate, by certified mail, on August 12, 2026, and mailed written notice of acceleration, by certified mail, on September 12, 2026, to debtors at the debtors' last known address

The Mortgagee, acting through its mortgage servicer, requests that the Substitute Trustee enforce the Deed of Trust by giving notice of sale and selling the Property in accordance with the Deed of Trust and Section 51 002 of the Texas Property Code

STATUTORY APPOINTMENT STATEMENT
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

PART B - NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PROPERTY TO BE SOLD	Property described in Part A above
DATE OF SALE	Tuesday, November 3, 2026
EARLIEST TIME OF SALE	10 00 A M or not later than three hours thereafter
PLACE OF SALE	THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S COURT
TERMS OF SALE	The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary 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 Those desiring to purchase the Property should confirm the nature and extent of the property interest being sold The Property will be sold "AS IS, WHERE IS," 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 strongly urged to examine the applicable property records to determine the nature and extent of any liens, encumbrances, or title matters affecting the Property The highest bidder must pay the full purchase price in immediately available funds at the time of sale, by cash or by cashier's check payable as directed by the Substitute Trustee Personal checks will not be accepted The Substitute Trustee may, in the Substitute Trustee's discretion, agree to a reasonable time for delivery of the purchase price if the purchaser requests it The Substitute Trustee may set further reasonable conditions for conducting the sale, which will be announced before bidding opens for the first sale of the day
INSTRUMENT TO BE FORECLOSED	The instrument to be foreclosed is the Deed of Trust described in Part A, securing the payment of a Note dated July 14th, 2023 in the original principal amount of $245,000, executed by Hector VARGAS MAGANA and Maria D AISPURO and payable to HOPPER PROPERTIES, LLC
OBLIGATION SECURED	The Deed of Trust secures the Note and all other indebtedness described in the Deed of Trust HOPPER PROPERTIES, LLC is the current owner and holder of the Note and Deed of Trust, and PCF PROPERTY MANAGEMENT, LLC is the mortgage servicer, representing the mortgagee under a servicing agreement and authorized under Section 51 0025 of the Texas Property Code to administer the foreclosure The address of the mortgage servicer is 6046 FM 2920 RD, SPRING, TX 77379-2542
SUBSTITUTE TRUSTEE	By the Appointment of Substitute Trustee set out in Part A, the mortgagee has appointed Sandy Dasigenis or Jeff Leva as Substitute Trustee under the Deed of

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	Trust Default has occurred under the Deed of Trust, and the mortgagee has requested that the Substitute Trustee conduct this sale The mortgagee may further appoint another person as Substitute Trustee before the sale
QUALIFICATIONS AND RESERVATIONS	The sale is subject to any rights of the debtor(s) and any applicable federal or state law, including the Servicemembers Civil Relief Act and Section 51 002 of the Texas Property Code The beneficiary reserves the right to postpone, withdraw, or cancel the sale in accordance with the Deed of Trust and applicable law

WHEREAS, a debt is secured by the Deed of Trust identified above, covering the real property described in this Notice, and

NOW, THEREFORE, notice is hereby given that, pursuant to the authority conferred by the Deed of Trust and applicable Texas law, the Substitute Trustee(s) appointed herein will sell the above-described property at public auction to the highest bidder for cash, subject to the terms of the Deed of Trust and applicable law

The property will be sold to satisfy the indebtedness secured by the Deed of Trust, together with any other amounts properly recoverable under the Deed of Trust and applicable law Any excess proceeds shall be distributed as required by law

This Notice shall be posted, filed, and served in the manner and within the time required by Section 51 002 of the Texas Property Code and any other applicable law

The undersigned represents that he or she is an authorized agent of the mortgagee or mortgage servicer and is authorized to execute this Notice and make the appointment stated herein

EXECUTED this 12th day of October, 2026

P.C F. PROPERTY MANAGEMENT, LLC,
Authorized Agent of Mortgagee

By /s/ Antony Halaris

Antony Halaris
Director of its Managing Member

6046 FM 2920 RD, SPRING, TX 77379-2542

Sandy Dasigenis

Sandy Dasigenis, Jeff Leva
Substitute Trustee

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