FILED 10/14/2026 3:35:57 PM FRCL-2026-7758 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF 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."

Original Mortgagee:	UNITED CONTINENTIAL MORTGAGE COMPANY 12602 IH 45 NORTH HOUSTON, TEXAS 77060
Current Mortgagee:	CADENCE BANK 2550 North Loop West, Suite 102 Houston, Texas 77092
Loan Servicing Agent:	United Continental Mortgage Company 2550 North Loop West, Suite 102 Houston, Texas 77092

Pursuant to the authority conferred upon CADENCE BANK by that certain Note and Deed of Trust ("Mortgagee") executed by SARITA NUCHELLE MACK AND TIMMY EVAN DAWSON, Grantor of the property, of Harris County Texas, dated MAY 10, 2012, and duly filed under Clerk's File No. 201202646210 of the Official Real Property Records of Harris County, Texas, and by that certain Lien retained and established in the security instruments for the benefit of Mortgagee, and further, pursuant to the express conditions contained and stipulated in the deed of trust conveying the hereinafter described property to the said Mortgagee, I will, as agent and Trustee of the Creditor, the beneficiary of the Lien and the Power of Sale retained in under the said Deed of Trust and in Section 51.001 et seq of the Texas Property Code, as amended, in order to satisfy the indebtedness of the said Mortgagee, for the mortgage obligations therein provided for and required and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on Tuesday, December 1st, 2026, (that being the first Tuesday of said month), at public auction to the highest bidder, for cash, subject to any superior liens provided for in the Deed of Trust or by law, at the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas, 77045, beginning at 10:00 a.m., and ending not later than 3 hours thereafter, of that said day, and no earlier than that time nor later than three hours thereafter, the following described real property, to wit:

LOT TWENTY SEVEN (27) IN BLOCK THIRTY TWO (32) OF NORTHWOOD MANOR, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 58, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Said property being more commonly known as 6307 MOHAWK STREET, HOUSTON, TEXAS 77016.

EXECUTED this 14th day of October, 2026.

Kenneth Berntsen, Trustee