FILED 10/22/2026 9:17:39 AM FRCL-2026-7867 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

26914 IVYWOOD DRIVE
HUFFMAN, TX 77336

00000010938116

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.

1. **Date, Time, and Place of Sale.**

   Date: December 01, 2026

   Time: The sale will begin at 10:00 AM or not later than three hours after that time.

   Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2006 and recorded in Document CLERK'S FILE NO. Z270168 real property records of HARRIS County, Texas, with JULIE L BASS A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS'') AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIE L BASS A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of $160,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RM3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
SUITE 100
GREENVILLE, SC 29601-2743

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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 as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed SANDY DASIGENIS, JEFF LEVA, OR STEVE LEVA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

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EXHIBIT "A"

A TRACT OF LAND CONTAINING 0.4492 ACRE (19,562 SQUARE FEET), MORE OR LESS, SITUATED IN THE JOHN R RHEA SURVEY, A-62, HARRIS COUNTY, TEXAS, AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO (H C C F) S569548 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BASIS OF BEARINGS: H.C.C.F NO S569548)

COMMENCING AT A FOUND 1-INCH IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, LOCHSHIRE SUBDIVISION, SECTION 1, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 178, PAGE 113, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID POINT ALSO BEING IN THE NORTHERLY RIGHT OF WAY LINE OF IVYWOOD DRIVE (60.00 FEET WIDE),

THENCE, NORTH 34 DEGREES, 00 MINUTES, 00 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 1, BLOCK 2, A DISTANCE OF 220 00 FEET TO A POINT,

THENCE, SOUTH 58 DEGREES, 59 MINUTES, 51 SECONDS EAST, A DISTANCE OF 90.32 FEET TO A SET 1/2 INCH IRON ROD AT THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, SOUTH 58 DEGREES, 59 MINUTES, 51 SECONDS EAST, WITH THE SOUTH LINE OF A TRACT DESCRIBED IN H.C.C.F. NO. H539328, A DISTANCE OF 77 55 FEET TO A SET 1/2 INCH IRON ROD AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 23 DEGREES, 35 MINUTES, 17 SECONDS WEST, WITH THE WEST LINE OF A TRACT DESCRIBED IN H.C C.F. NO. X535103, A DISTANCE OF 217 01 FEET TO A SET 1/2 INCH IRON ROD IN THE NORTH LINE OF IVYWOOD LANE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID IVYWOOD LANE, WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 100.04 FEET, SAID CURVE HAVING A RADIUS OF 970 00 FEET, A CENTRAL ANGLE OF 05 DEGREES, 54 MINUTES, 34 SECONDS, A CHORD BEARING OF NORTH 63 DEGREES 27 MINUTES 30 SECONDS WEST, ANO A CHORD DISTANCE OF 100.00 FEET TO A SET 1/2-INCH IRON ROD AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, NORTH 29 DEGREES, 29 MINUTES, 51 SECONDS EAST, WITH THE EAST LINE OF A TRACT DESCRIBED IN H.C CF. NO E080424, A DISTANCE OF 223.05 FEET TO THE POINT OF BEGINNING

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