

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: April 07, 2026

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

Place: THE NORTH FRONT DOOR OF THE HOWARD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 August 28, 2019 and recorded in Document CLERK'S FILE NO. 2019-00008811 real property records of HOWARD County, Texas, with PATRICK JOHN KULESA AND WIFE, KIMBERLY KULESA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PRIMELENDING , A PLAINSCAPITAL COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PATRICK JOHN KULESA AND WIFE, KIMBERLY KULESA, securing the payment of the indebtednesses in the original principal amount of \$148,290.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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 hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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 Ruth A Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Feb 9, 2026 I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.



Declarants Name: Ruth A. Garza

Date: Feb 9, 2026

3009 N COUNTY ROAD 25
BIG SPRING, TX 79720

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HOWARD



BEING A 3.10 ACRE TRACT, MORE OR LESS, IN THE SE/4 OF SECTION 30, BLOCK 32, T-1-N, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" I.R.W/CAP SET IN THE WEST RIGHT-OF-WAY LINE OF NORTH COUNTY ROAD 25 IN THE SE/4 OF SECTION 30, BLOCK 32, T-1-N, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS FOR THE NE CORNER OF A 3.0 ACRE TRACT AND THE SE CORNER OF THIS TRACT, FROM WHENCE THE SE CORNER OF SECTION 30 BEARS S. 15° 31' E. 313.05' AND N. 74° 13' E. 30.0':

THENCE N. 15° 31' W. ALONG THE WEST R.O.W. LINE OF NORTH COUNTY ROAD 25 468.0' TO A 1/2" I.R. FOUND FOR A CORNER OF A 138.64 ACRE TRACT AND THE NE CORNER OF THIS TRACT;

THENCE S. 47° 59' W. ALONG THE BOUNDARY LINE OF SAID 138.64 ACRE TRACT 134.0' TO A 1/2" I.R. W/CAP SET FOR AN INTERIOR CORNER OF SAID 138.64 ACRE TRACT FOR THE MOST NORTHERLY NW CORNER OF THIS TRACT;

THENCE S. 32° 46' W. ALONG THE BOUNDARY LINE OF SAID 138.64 ACRE TRACT 398.5' TO A 1/2" I.R. W/CAP SET FOR AN INTERIOR CORNER OF SAID 138.64 ACRE TRACT AND THE MOST SOUTHERLY NW CORNER OF THIS TRACT;

THENCE S. 15° 31' E. ALONG THE BOUNDARY LINE OF SAID 138.64 ACRE TRACT 145.0' TO A 1/2" I.R. W/CAP SET IN THE BOUNDARY LINE OF SAID 138.64 ACRE TRACT FOR THE NW CORNER OF SAID 3.0 ACRE TRACT AND THE SW CORNER OF THIS TRACT;

THENCE N. 74° 13' E. ALONG THE NORTH LINE OF SAID 3.0 ACRE TRACT 417.4' TO THE PLACE OF BEGINNING.

CONTAINING 3.10 ACRES OF LAND, MORE OR LESS.

POSTED at 10:55 AM O'clock 2-9-2026
JURY PADRON, County Clerk, Howard County, Texas
By Vernice Schaefer Deputy