

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date</b> 7/10/2003	<b>Grantor(s)/Mortgagor(s)</b> ABISAIL R. FERIA, A MARRIED MAN, ROSARIO FERIA JOINING PROFORMA HEREIN
<b>Original Beneficiary/Mortgagee</b> BANCO POPULAR NORTH AMERICA	<b>Current Beneficiary/Mortgagee</b> U S Bank National Association, as Trustee for Bayview Financial Mortgage Pass Through Trust 2007-B, Mortgage Pass-Through Certificates, Series 2007-B
<b>Recorded in</b> Volume 571-83 Page 2489 Instrument No W864044	<b>Property County</b> HARRIS
<b>Mortgage Servicer</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee	<b>Mortgage Servicer's Address</b> 1 Fountam Plaza, Buffalo NY 14203
<b>Date of Sale</b> 4/7/2026	<b>Earliest Time Sale Will Begin</b> 10am
<b>Place of Sale of Property</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd Houston, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51 002 OF THE TEXAS PROPERTY CODE	

**Legal Description** LOT TWENTY-FOUR (24) IN BLOCK THREE (3) OF KIRKMONT SECTION THREE (3) AN ADDITION IN HARRIS COUNTY TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 264 PAGE 59 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS

In accordance with TEX PROP CODE §51 0076 and the Deed of Trust referenced above the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby  
remove the original Trustee and all successor substitute trustees and appoints in their stead Patricia Poston, Chris Poston, Amar Sood, Sandy Dasigenis Jeff Leva or  
Steve Leva, Cole Patton Myra Homayoun Thuy Frazier McCarthy & Holthus LLP as Substitute Trustee who shall hereafter exercise all powers and duties set aside  
to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time  
stated above or within three (3) hours after that time

The Property will be sold AS IS without any express or implied warranties except as to warranties of title and at the purchaser s own risk, pursuant to the terms of  
TEX PROP CODE §51 002 and §51 009 Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property

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

**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.**

**NOTICE PURSUANT TO TEX. PROP CODE § 51 002(I) ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE  
UNITED STATES IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A  
MEMBER OF THE TEXAS NATIONAL 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**

Dated 2/5/2026

Dated February 9, 2026



Thuy Frazier Attorney  
McCarthy & Holthus LLP  
1255 West 15th Street Suite 1060  
Plano, TX 75075  
Attorneys for M&T Bank

SANDY DASIGENIS

Printed Name



Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano TX 75075  
[https //sales.mccarthyholthus.com/](https://sales.mccarthyholthus.com/)

MH File Number TX-26-126501-POS  
Loan Type Conventional Residential