

NOTICE OF FORECLOSURE 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 OR 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 Property to Be Sold. The property to be sold is described as follows LOTS FOUR (4) AND FIVE (5) IN BLOCK SEVENTEEN (17), OF UNIVERSAL CITY, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

2 Instrument to be Foreclosed The instrument to be foreclosed is the Deed of Trust dated 10/15/2002 and recorded in Document W172035 real property records of Harris County, Texas

3 Date, Time, and Place of Sale The sale is scheduled to be held at the following date, time and place

Date 05/05/2026

Time 12 00 PM

Place Harris County Texas at the following location AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK S FILE NO RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner s Court or as designated by the County Commissioners Court

4 Terms of Sale The sale will be conducted as a public auction to the highest bidder for cash Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property Pursuant to section 51 009 of the Texas Property Code the property will be sold in AS IS WHERE IS condition without any express or implied warranties, except as to the warranties of title, if any provided for under the deed of trust

5 Obligations Secured The Deed of Trust executed by HELEN M WEBBER AND ALFRED WEBBER, provides that it secures the payment of the indebtedness in the original principal amount of \$69,600 00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note WELLS FARGO BANK, N A SBM TO WELLS FARGO BANK MINNESOTA N A NOT IN ITS INDIVIDUAL OR BANKING CAPACITY BUT SOLELY IN ITS CAPACITY AS THE TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2003-OPT1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2003-OPT1 is the current mortgagee of the note and deed of trust and ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION is mortgage servicer A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK N A SBM TO WELLS FARGO BANK MINNESOTA N A NOT IN ITS INDIVIDUAL OR BANKING CAPACITY BUT SOLELY IN ITS CAPACITY AS THE TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2003 OPT1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-OPT1 c/o ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION 1661 Worthington Road Suite 100, West Palm Beach FL 33409 and the mortgage servicer and Texas Property Code § 51 0025 authorizes the mortgage servicer to collect the debt

6 Order to Foreclose WELLS FARGO BANK, N A SBM TO WELLS FARGO BANK MINNESOTA N A NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS THE TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2003-OPT1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-OPT1 obtained a Order from the 129th District Court of Harris County on 09/25/2025 under Cause No 202545837 The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court s Order

7 Substitute Trustee(s) Appointed to Conduct Sale In accordance with Texas Property Code Sec 51 0076, the undersigned attorney for the mortgage servicer has named and appointed and by these presents does name and appoint AVT Title Services LLC located at 5177 Richmond Avenue Suite 1230 Houston TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust

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


Mackie Wolf Zientz & Mann, P C

Brandon Wolf, Attorney at Law

L Keller Mackie, Attorney at Law

✓ Michael Zientz Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit www.mwzmlaw.com/tx_investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services LLC 5177 Richmond Avenue Suite 1230 Houston TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court