

**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: 04/07/2026

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harris County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 11, 2002 and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. W233540 with Gretchen Johnson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Universal American Mortgage Company, LLC, a Florida Limited Liability Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Gretchen Johnson, securing the payment of the indebtedness in the original amount of \$102,312.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT FOURTEEN (14), IN BLOCK TWO (2), OF STONEFIELD MANOR SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. V-130440 RECORDED AT FILM CODE NO. 481050, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

COPY

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
11625 N Community House Rd  
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., OR AWEST OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or XOME Inc and Tejas Corporate Services LLC, or Abstracts/Trustees of Texas, LLC, or Patricia Poston, David Poston, Nick Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve Leva, or Nicole Durrett , as 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.**

02/02/2026  
Executed on

2/5/26  
Executed on

/s/Kirk Schwartz  
James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Carson Emmons, Esq.  
Justin Ritchie, Esq.  
Jeffrey Kramer, Esq.  
6565 N. MacArthur, Suite 470  
Irving, TX 75039

*Amar Sood*  
**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Agency Sales and Posting LLC, OR AUCTION.COM  
LLC, OR Patricia Poston, David Poston, Nick Poston,  
Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva,  
Steve Leva  
7500 Dallas Pkwy #200  
Plano, TX 75024.

**CERTIFICATE OF POSTING**

My name is Amar Sood, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2/5/26 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

*Amar Sood*  
Declarants Name: Amar Sood  
Date: 2/5/26