

C&M No. 44-26-01663/ FILE NOS

APR 23, 2026

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 25, 2020 and recorded under Clerk's File No. 325124, in the real property records of CORYELL County Texas, with David Zampich, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Financing Unlimited, Inc. D/B/A Mission Mortgage of Texas, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by David Zampich, a single man securing payment of the indebtedness in the original principal amount of \$50,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by David Zampich. Onslow Bay Financial LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Onity Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Onity Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

BEING A PART OF LOT THREE (3), BLOCK THREE (3), S.P. GILMORE ADDITION, COPPERAS COVE, CORYELL COUNTY, PLAT OF RECORD IN VOLUME 46, PAGE 349, DEED RECORDS OF CORYELL COUNTY TEXAS; BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 06/02/2026

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: CORYELL County Courthouse, Texas at the following location: At the north door of the Coryell County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton , Leslie Shuler, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 04/20/2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-26-01663

FIELD NOTE DESCRIPTION TRACT FOR A 0.257 ACRE TRACT OF LAND:

BEING A 0.257 ACRE TRACT OR PARCEL OF LAND SITUATED IN CORYELL COUNTY, TEXAS AND BEING OUT OF AND A PART OF LOT 3, BLOCK 3, OF THE S.P. GILMORE ADDITION TO COPPERAS COVE, CORYELL COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO HYON SUK SIMMS IN A DEED RECORDED IN DOCUMENT NO. 318708, OFFICIAL PUBLIC RECORDS, CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the southwest right-of-way line of West Washington Avenue at its intersection with the northwest right of way line of North Main Street, being the east corner of Lot 3 of the above-referenced subdivision, and being the east corner and POINT OF BEGINNING of herein described tract:

THENCE with the southeast line of this tract and the northwest right-of-way line of North Main Street South 21°24'01" West a distance of 93.00 feet to an iron rod found for the south corner of this tract;

THENCE with the southwest line of this tract North 68°35'59" West a distance of 119.91 feet to an iron rod found for the west corner of this tract and the south corner of a tract of land conveyed to Wells Laundry, Inc. in a deed recorded in Document No. 311680, Official Public Records, Coryell County, Texas;

THENCE with the northwest line of this tract and the southeast line of the Wells Laundry tract North 20°54'35" East a distance of 93.41 feet to an iron rod found on the southwest right-of-way line of West Washington Street for the north corner of this tract and the east corner of the Wells Laundry tract;

THENCE with the northeast line of this tract and the southwest right-of-way line of West Washington Street South 68°24'29" East a distance of 120.71 feet to the POINT OF BEGINNING, containing 0.257 acres of land, more or less.

EXHIBIT A