

JUN 16 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Janita Newton
COUNTY CLERK, CORYELL CO., TEXAS

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.

Matter No.: 134005-TX

Date: June 11, 2026

County where Real Property is Located: Coryell

ORIGINAL MORTGAGOR: ANASTASIA G. NELSON, SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER,
LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS
AND ASSIGNS

CURRENT MORTGAGEE: THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE
UNITED STATES

MORTGAGE SERVICER: Onity Mortgage Corporation

DEED OF TRUST DATED 4/30/2021, RECORDING INFORMATION: Recorded on 5/10/2021, as Instrument No.
337939

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 2, BLOCK 3, OF CREEKSIDE HILLS,
PHASE I, AN ADDITION TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS,
ACCORDING TO THE PLAT OF RECORD IN SLIDES 949-950, OF THE PLAT RECORDS OF
CORYELL COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2026, the foreclosure sale will be conducted in
Coryell County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

Onity Mortgage Corporation is acting as the Mortgage Servicer for THE SECRETARY OF VETERANS AFFAIRS,
AN OFFICER OF THE UNITED STATES who is the Mortgagee of the Note and Deed of Trust associated with the
above referenced loan. Onity Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose
address is:

THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES
c/o Onity Mortgage Corporation
1661 Worthington Road Suite #100
West Palm Beach, FL 33409



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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.

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 AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
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Phone: (866) 931-0036