

Unidas, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Dill Law Firm, PLLC (hereinafter "Attorney")

Stephanie Gayle Morrison
Luis Torres
6857 Southwest Country Road 0021
Corsicana, TX 75110
Sent via regular mail and CMRR # 9589 0710 5270 1517 4956 45 on 09/08/2025

2025-098
FILED FOR RECORD
AT 9:29 O'CLOCK 7 M.
SEP 16 2025
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Stephanie Gayle Morrison and Luis Torres executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of County, Texas and is recorded under Clerk's File/Instrument Number 2021-00000050, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of October, 2025

Time: The sale shall begin no earlier than 11 AM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or, if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN NAVARRO COUNTY, TEXAS, AND BEING THAT CERTAIN 5.78 ACRE TRACT, MORE OR LESS, AND BEING TRACT 17-A OF THE RAYMOND HAYES INVESTMENT TRACTS, BEING A REPLAT LOT 17, AS SHOWN IN PLAT FILED OCTOBER 27, 2020, RECORDED IN VOLUME 9, PAGE 192, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

3. Name and Address of Sender of Notice:

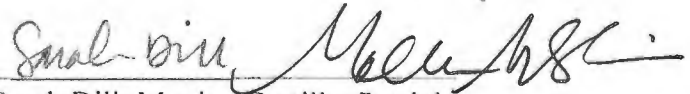
Dill Law Firm, PLLC, Sarah Dill, 3206 E Richardson Rd., Suite G, Edinburg, TX 78542.

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Dill Law Firm PLLC



Sarah Dill, Monica Castillo, Patricia
Medrano-Lowe, Cassandra Gonzalez, Denyse
Crews, Stephanie Walker, Mollie McCoslin,
Sharon St. Pierre, Sheryl LaMont, Lori Garner,
Christine Wheelless, Phillip Hawkins, Kevin
Key or Jay Jacobs
Substitute Trustee(s)
3206 E Richardson Rd., Suite G
Edinburg, Texas 78542
(956) 254-0722