

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.: 137594-TX

Date: September 5, 2025

County where Real Property is Located: Caldwell

ORIGINAL MORTGAGOR: REGINA MARIE SAMILPA

ORIGINAL MORTGAGEE: AUSTIN HABITAT FOR HUMANITY, INC., A TEXAS NON-PROFIT CORPORATION

CURRENT MORTGAGEE: AUSTIN HABITAT FOR HUMANITY, INC., A NON-PROFIT ORGANIZATION

MORTGAGE SERVICER: AmeriNational Community Services

Filed this 15<sup>th</sup> day of Sept 2025  
12:18 PM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Sandra Guerra Deputy

DEED OF TRUST DATED 12/3/2013, RECORDING INFORMATION: Recorded on 12/20/2013, as Instrument No. 137071

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 2, BLOCK 1, SYCAMORE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 106, PLAT RECORDS, CALDWELL COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/4/2025**, the foreclosure sale will be conducted in **Caldwell** 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 **1:00 PM**, 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.

AmeriNational Community Services is acting as the Mortgage Servicer for AUSTIN HABITAT FOR HUMANITY, INC., A NON-PROFIT ORGANIZATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. AmeriNational Community Services, as Mortgage Servicer, is representing the Mortgagee, whose address is:

AUSTIN HABITAT FOR HUMANITY, INC., A NON-PROFIT ORGANIZATION  
c/o AmeriNational Community Services  
217 South Newton Avenue  
Albert Lea, MN

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



Matter No.: 137594-TX

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 SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, JENNYFER SAKIEWICZ, 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  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036