

FILED FOR RECORD

2025 JUN -4 AM 10: 23

### Notice of Substitute Trustee Sale

T.S. #: 25-17771

MARY SAWYER  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
BY: *M. Ferguson* COUNTY CLERK

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: **8/4/2026**  
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**  
Place: **Rains County Courthouse in EMORY, Texas, at the following location: Rains County Courthouse, 167 E. Quitman Street, Emory, TX 75440**  
**OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

**Property To Be Sold** - The property to be sold is described as follows:

**PLEASE SEE EXHIBIT A**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 6/28/2024 and is recorded in the office of the County Clerk of Rains County, Texas, under County Clerk’s File No 2024-1383, recorded on 7/2/2024, of the Real Property Records of Rains County, Texas.  
Property Address: 514 MEADOWVIEW LN POINT, TEXAS 75472

Trustor(s): **ROBIN LOIS HOLLEY** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **AMERIHOMEMORTGAGE COMPANY, LLC** Loan Servicer: **ServiceMac, LLC**

Current Substituted Trustees: **Auction.com, LLC, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather Golden ,Rick Snoke, Prestige Default Services, LLC, Prestige Posting And Publishing LLC**

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.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the

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nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ROBIN HOLLEY, A MARRIED WOMAN AND VINCENT OGEDA, HER HUSBAND. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$136,853.00, executed by ROBIN HOLLEY, A MARRIED WOMAN AND VINCENT OGEDA, HER HUSBAND, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ROBIN HOLLEY, A MARRIED WOMAN AND VINCENT OGEDA, HER HUSBAND to ROBIN LOIS HOLLEY. AMERIHOM MORTGAGE COMPANY, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**AMERIHOM MORTGAGE COMPANY, LLC c/o ServiceMac, LLC**  
**9726 Old Bailes Road, Suite 200**  
**Fort Mill, South Carolina 29707-7882**  
**(844)-478-2622**

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Dated: 6-4-26

~~Auction.com, LLC, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather Golden, Riek Snoko, Prestige Default Services, LLC, Prestige Posting And Publishing LLC,~~

*Heather Golden*

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land situated in the A. Spain Summerlin Survey, Abstract No. 292, Rains County, Texas, and being all that called 2.270 acre tract described in a deed from J. B. Northcut and wife, Cora Coleen Northcut to Karl E. Wedeking and Teri L. Wedeking, recorded in Volume 511, Page 226 of the Real Property Records of Rains County, Texas, and being further described as follows:

BEGINNING at a point for the Northwest corner of said 2.270 acre tract, in the East line of that called 5.000 acre tract, described in a deed to Kim L. Morgan, recorded in Volume 336, Page 45 (R.P.R.), the Southwest corner of that called 1.335 acre tract, described in a deed to Paul W. Priestly, recorded in Volume 518, Page 373 (R.P.R.), and being in the centerline of a 40' wide Access/Utility Easement, known as Meadowview Lane, from which a 1/2" iron rod found for reference bears N 89° 32' 53" E - 26.56 feet;

THENCE North 89 degrees 32 minutes 53 seconds East, with the North line of said 2.270 acre tract, and the South line of said 1.335 acre tract, a distance of 495.80 feet to a 1/2" iron rod found for the Northeast corner of said 2.270 acre tract, the Southeast corner of said 1.335 acre tract, and being in the West line of that called 10.2726 acre tract, described in a deed to Shelter Technologies International, LLC, recorded in Volume 380, Page 660 (R.P.R.);

THENCE South 00 degrees 16 minutes 41 seconds East, with the East line of said 2.270 acre tract, and with the West line of said 10.2726 acre tract a distance of 228.04 feet to a 1/2" iron rod found for the Southeast corner of said 2.270 acre tract, being the Northeast corner of that called 1.701 acre tract, in a deed to Leta May Meaux Peoples, recorded in Volume 561, Page 228 (R.P.R.);

THENCE South 89 degrees 34 minutes 28 seconds West, (Bearing Basis), with the South line of said 2.270 acre tract, and the North line of said 1.701 acre tract, a distance of 334.87 feet to a 1/2" iron rod found for the Southerly Southwest corner of said 2.270 acre tract, being the Southeast corner of that called 0.500 acre tract, described in a deed to J. B. Northcut, recorded in Volume 546, Page 184 (R.P.R.), from which a 1/2" iron rod found for reference, bears S 89° 34' 28" W - 210.77 feet;

THENCE North 00 degrees 26 minutes 50 seconds West, with the Southerly West line of said 2.270 acre tract, and the East line of said 0.500 acre tract, a distance of 81.24 feet to a 1/2" iron rod found for an ell corner of said 2.270 acre tract, and the Northeast corner of said 0.500 acre tract;

THENCE North 78 degrees 30 minutes 00 seconds West, with the Westerly South line of said 2.270 acre tract, and the North line of said 0.500 acre tract, at 169.92 feet, pass a 1/2" iron rod set for reference, continue a total distance of 194.92 feet to a Point for the Westerly Southwest corner of said 2.270 acre tract, the Northwest corner of said 0.500 acre tract, in the East line of that called 2.500 acre tract, described as Tract III in a deed to L. D. Kearney, recorded in Volume 435, Page 616 (R.P.R.), and being in the centerline of said 40' wide Access/Utility Easement, known as Meadowview Lane;

THENCE North 15 degrees 32 minutes 13 seconds East, with the Northerly West line of said 2.270 acre tract, the East line of said 2.500 acre tract, the East line of said 5.000 acre tract, and with said Meadowview Lane, a distance of 110.55 feet to the Place of Beginning, containing 2.271 acres of land, of which 0.052 of an acre lies within said 40' wide Access/Utility Easement.