

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. **Property to Be Sold.** The property to be sold is described as follows: THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE TOWN OF TULIA, SWISHER COUNTY, TEXAS, TO WIT:

ALL OF LOT NO. 9 IN BLOCK NO 1, OF THE PARK SUBDIVISION, OF BLOCK NO. 7 OF THE RUSH ADDITION TO THE TOWN OF TULIA, SWISHER COUNTY, TEXAS, AND THAT PART OF SAID PARK SUBDIVISION, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH ROD SET IN POINT OF INTERSECTION OF WEST LINE OF HOSPITAL AVENUE AND NORTH LINE OF SOUTHEAST 2ND STREET (ALSO HIGHWAY 86);

THENCE NORTH ALONG WEST LINE OF HOSPITAL AVENUE 83 FEET A 1/2 INCH ROD SET AT POINT OF INTERSECTION OF WEST LINE OF HOSPITAL AVENUE AND SOUTH LINE OF ALLEY AS ACCEPTED;

THENCE NORTH 72 DEGREES 06 MINUTES SECONDS WEST 148 FEET A 1/2 INCH ROD SET IN SOUTH LINE OF SAID ALLEY (AS ACCEPTED) AND IN LINE WITH FENCE RUNNING SOUTH;

THENCE SOUTH 00 DEGREES 56 MINUTES SECONDS EAST WITH SAID FENCE 127.5 FEET A 1/2 INCH ROD SET IN NORTH LINE OF SOUTHEAST 2ND STREET (ALSO HIGHWAY 86);

THENCE EAST ALONG NORTH LINE OF SAID SOUTHEAST 2ND STREET (ALSO HIGHWAY 86), 138.5 FEET TO THE PLACE OF BEGINNING;

SAVE AND EXCEPT 4 FEET AND 4 INCHES OFF THE WEST SIDE OF LOT NO. NINE (9) DEEDED TO O. HUXFORD BY DEED RECORDED IN VOLUME 121, PAGE 265, DEED RECORDS AND THAT PART OF LOT NINE (9) HERETOFORE CONVEYED FOR HIGHWAY RIGHT-OF-WAY PURPOSES AS SHOWN BY DEEDS OF RECORD.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/11/2024 and recorded in Document 2024-00472 real property records of Swisher County, Texas.

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

Date: 08/04/2026

Time: 12:00 PM

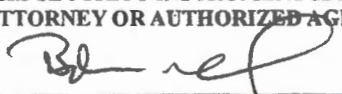
Place: Swisher County, Texas at the following location: COURTHOUSE STEPS INSIDE THE WEST COURTHOUSE ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. **Obligations Secured.** The Deed of Trust executed by ROBERT GAITAN CAPITAL GROUP, LLC AND ROBERT GAITAN CAPITAL GROUP, LLC - ROBERT A. GAITAN REVOCABLE TRUST, DATED AUGUST 6, 2021 - MANAGING MEMBER AND ROBERT A. GAITAN REVOCABLE TRUST, DATED AUGUST 6, 2021 - ROBERT AUGUSTINE GAITAN - INDIVIDUALLY AND AS TRUSTEE, provides that it secures the payment of the indebtedness in the original principal amount of \$99,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF EFMT 2024-INV2 is the current mortgagee of the note and deed of trust and ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF EFMT 2024-INV2 c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Jose A. Baral whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Swisher County Clerk and caused it to be posted at the location directed by the Swisher County Commissioners Court.