

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

NOTE: Home Equity Note described as follows:

2025 SEP 16 AM 8:27

Date: September 6, 2023
Maker: Pavana Yanamandala
Payee: InTouch Credit Union
Original Principal Amount: \$220,000.00

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: DO DEPUTY

DEED OF TRUST: Deed of Trust described as follows:

Date: September 6, 2023
Recorded: Instrument number 2023000104434 in the Official Public Records of Collin County, Texas
Grantors: Sricharani Danda and Pavana Yanamandala
Original Trustee: Kent Lugrand
Original Beneficiary/Mortgagee: InTouch Credit Union
Current Beneficiary/Mortgagee: InTouch Credit Union

LENDER: InTouch Credit Union, whose mailing address is P.O. Box 250169, Plano, Texas 75025 and street address is 5640 Democracy Drive, Plano, Texas 75024

MORTGAGORS: Sricharani Danda and Pavana Yanamandala

PROPERTY: The property in Collin County, Texas described in the Deed of Trust and further described as follows:

Lot 24, Block E of The Landings, Phase 2, an addition to the City of Allen, Collin County, Texas, according to the map thereof recorded in Volume 2013, Page 212, Map Records, Collin County, Texas,

together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, and David Garvin. Substitute Trustee's street and mailing address is 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179.

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY: October 7, 2025 to commence at 10:00 a.m. or within three hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY: The steps of the Collin County Courthouse, 2100 Bloomdale Road, McKinney, Texas 75071, or such other area as is designated by the Collin County Commissioner's Court as the area where non-judicial foreclosures shall take place pursuant to Texas Property Code section 51.002

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.

IF YOU ARE A DEBTOR PRESENTLY SUBJECT TO A PROCEEDING IN FEDERAL BANKRUPTCY COURT, OR THIS DEBT HAS BEEN DISCHARGED BY A FEDERAL BANKRUPTCY COURT, THIS NOTICE IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING SENT FOR INFORMATIONAL PURPOSES ONLY OR TO SATISFY CERTAIN FEDERAL OR STATE STATUTORY OBLIGATIONS.

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust. Because of this default, Lender, the owner and holder of the Note, mortgagee of the Deed of Trust, and mortgage servicer of said debt, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on October 7, 2025, Substitute Trustee will sell the Property by public auction to the highest bidder for cash or acceptable certified funds at the place specified and in accordance with the Deed of Trust and applicable law. The sale will begin at 10:00 a.m. or within three hours after that time.

The sale and conveyance of the Property will be at the purchaser's own risk and subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust and pursuant to Texas Property Code section 51.002 and section 51.009. The Property will be sold "AS IS," WHERE IS, and WITH ALL FAULTS. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions will be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Date: September 15, 2025

/s/ R. Kendall Yow
R. Kendall Yow
Quilling, Selander, Lownds,
Winslett & Moser, P.C.
2001 Bryan Street, Suite 1800
Dallas, Texas 75201
Attorneys for InTouch Credit Union

Executed Sept 16, 2025.

Jeff Benton
Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy
Wiggs, David Stockman, Donna Stockman, Janet
Pinder, Jamie Dworsky, Angela Cooper, or David
Garvin, Substitute Trustee
c/o Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

RETURN TO:

Attn: R. Kendall Yow
Quilling, Selander, Lownds,
Winslett & Moser, P.C.
2001 Bryan Street, Suite 1800
Dallas, Texas 75201
File No. 7919.0404