

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

6/9/2026

Original Deed of Trust

Date: July 21, 2023

Grantor(s): Randy Russell Sanford

Recording Location of Deed of Trust: Document: 2023-000008752 in the Harrison County Real Property Records

Named Trustee: Ralph S. Fredella Jr.

CREDITOR/
BENEFICIARY: Wisdom's Treasures, LLC
705 East Grand Ave
Marshall, Texas 75670

FILED FOR RECORD
2026 JUN 15 AM 10:12
HEATHER HENIGAN
CO. CLERK HARRISON CO
MARSHALL, TEXAS

Property Description (including any improvements):

SURFACE ESTATE ONLY in and to the following described property:

All that certain lot of parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, and being a part of the Peter Whetstone Survey, and being a part of OUTLOT No. 60 NORTHWEST in said City, as shown by the official map or plat of said City, and being a part of that certain tract of land described in the deed dated Dec. 10, 1922, from H. R. Carwile to Kate F. Carwile, recorded in Vol. 121, Page 301, Deed Records of said County, and being more particularly described as follows:

BEGINNING at an iron stake for corner in the center of a concrete driveway used jointly by the occupants of the residence on the tract of land herein described and by the occupants of the residence located on the tract of land joining the same on the east, said corner being the southwest corner of that tract of land described in deed dated Dec. 10, 1922, from said H. R. Carwile to J. F. Womack as recorded in Vol. 121, Page 317, said Deed Records;

THENCE West with the north margin of W. Burleson Street 85 feet to an iron stake for corner in the same and in the south line of said Kate F. Carwile tract, said corner being at the north edge of the sidewalk along the north margin of said Burleson Street;

THENCE North 194 feet to an iron stake for corner in the north line of said Kate F. Carwile Tract;

THENCE East 85 feet to an iron stake for corner at the northeast corner of said Kate F. Carwile tract;

THENCE South with the east line of said Carwile tract and with the west line of said J.F. Womack tract 194 feet to the place of beginning.

SALE INFORMATION

Date of Sale: Tuesday, July 7, 2026
Earliest Time Sale Will Begin: 10:00 a.m. local time
Place of Sale of Property: IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

WHEREAS, IN MY CAPACITY AS ATTORNEY FOR THE MORTGAGEE OR MORTGAGE SERVICER PURSUANT TO SECTION 51.0076 OF THE TEXAS PROPERTY CODE. I HEREBY APPOINT AND DESIGNATE DANIEL F. BURKE JR, MICHAEL HELLUMS, KEVIN P. BURKE, NATHAN THOMPSON, PATRICK MAHAFFEY, MICHAEL POWELL OR JUAN FUENTES AS SUBSTITUTE TRUSTEE.



Kevin P. Burke
Attorney at Law
8531 N New Braunfels Ave, Ste 209
San Antonio, TX 78217

This instrument was acknowledged before me by Kevin P. Burke, on June 9, 2026, who executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.




Notary Public

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE RECORD

Date: June 16, 2026

Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 176

Note: Real Estate Lien Note dated July 23, 2021, executed by Diego Ramirez & Ruby Vazquez and made payable to WJR Properties, LLC—Series 176

Deed of Trust:

Date: July 23, 2021

Grantor: Diego Ramirez & Ruby Vazquez

Lender: WJR Properties, LLC—Series 176

Recording information: Instrument No. 2022-000000484, Official Public Records, Harrison County, Texas.

Property (including any improvements): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING 2.96 ACRES OF THE WILLIAM WALKER SURVEY A-754; BEING A PART OF THAT CERTAIN 96.43 ACRE TRACT DESCRIBED IN DEED FROM B. G. PATTERSON AND WIFE, PATRINELLA H. PATTERSON, TO WILLIAM LEE FOSTER AND WIFE, PAULINE W. FOSTER DATED JUNE 10, 1975, RECORDED IN VOL 767, PAGE 212, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOR CORNER IN THE SOUTH MARGIN OF OLD U.S. HIGHWAY 80 AND IN THE NORTH LINE OF SAID 86.43 ACRE TRACT: SAID BEGINNING CORNER BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED TO LA. FUGLER AND OTHERS, RECORDED IN VOL 473, PAGE 255, SAID COUNTY DEED RECORDS, SAID BEGINNING CORNER BEING APPROXIMATELY 882 FEET EASTERLY, WITH SAID SOUTH MARGIN, FROM THE NORTHWEST CORNER OF SAID 86.43 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION WITH SAID SOUTH MARGIN AND WITH A CURVE TO THE RIGHT, 365.1 FEET (CHORD NORTH 67° 44' EAST, 365.1 FEET) TO AN IRON STAKE FOR CORNER;

THENCE SOUTH 5° 13' EAST, WITH THE WEST LINE OF A 5 ACRE TRACT OUT OF SAID 86.43 ACRE TRACT, 451.39 FEET TO A CORNER IN SAID WEST LINE;

2026 JUN 16 AM 9:40

HEATHER HEINDAN
CO. CLERK HARRISON CO.

84

THENCE SOUTH 70° 18' WEST 238.86 FEET TO AN IRON STAKE FOR CORNER AT THE SOUTHEASTCORNER OF SAID FUGLER TRACT;

THENCE NORTH 21° 28' WEST WITH THE EAST LINE OF FUGLER TRACT 420.9 FEET TO THE PLACE OF BEGINNING CONTAINING 2.96 ACRES OF LAND, MORE OR LESS.

Date of Sale: July 7, 2026

Time of Sale: 10:00 A.M.

Place of Sale: At the area designated at the Harrison County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Harrison County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Lori Corpier, Trustee

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE RECORD

Date: June 16, 2026

2026 JUN 16 AM 9:42

Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

HEATHER HENIGAN
CO. CLERK HARRISON, CO

Lender: WJR Properties, LLC—Series 38

SA
HARRISON COUNTY

Note: Real Estate Lien Note dated February 16, 2024, executed by Santiago Aranda Espinoza & Alva Aguirre Loza and made payable to WJR Properties, LLC—Series 38

Deed of Trust:

Date: February 16, 2024

Grantor: Santiago Aranda Espinoza & Alva Aguirre Loza

Lender: WJR Properties, LLC—Series 38

Recording information: Instrument No. 2024-000002205, Official Public Records, Harrison County, Texas.

Property (including any improvements): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 1.0000 ACRE OUT OF THE SOUTHEASTERLY PORTION OF LOT 28 OF CADDO COUNTRY MINI FARMS UNIT 3 OF THE FRANKLIN FULLER SURVEY, ABSTRACT 8, HARRISON COUNTY, TEXAS, OUT OF THE ORIGINAL MCCRARY 335 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 865, PAGE 44 OF THE HARRISON COUNTY DEED RECORDS SAID 1.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID ORIGINAL 335 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 865, PAGE 44 OF THE HARRISON COUNTY DEED RECORDS IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 134;

THENCE NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 134 A DISTANCE OF 2554.00 FT. TO A POINT;

THENCE NORTH 86 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 1590.00 FT. TO A ½ INCH ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 2.505 ACRE TRACT IN ALL A TOTAL DISTANCE OF 1872.50 FT. TO AN IRON ROD MARKING THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF PARKER DRIVE A DISTANCE OF 176.00 FT. TO AN IRON ROD MARKING THE NORTHWEST CORNER AND MARKING A RE-ENTRANT CORNER OF AN ADJOINING 1.505 ACRE TRACT;

THENCE NORTH 86 DEGREES 30 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 28 AN IRON STAKE IN THE WEST RIGHT OF WAY OF PARKER DRIVE AT 217.80 FT. IN ALL TOTAL DISTANCE OF 247.50 FT. TO A NAIL IN THE CENTER LINE OF PARKER DRIVE;

THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST WITH THE CENTER LINE OF PARKER DRIVE A DISTANCE OF 176.00 FT. TO A NAIL MARKING THE SOUTHEAST CORNER OF LOT 28 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.0000 ACRE TRACT AND OUT OF SAID 2.505 ACRE TRACT;

THENCE SOUTH 86 DEGREES 30 MINUTES 00 SECONDS WEST PASSING AN IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF PARKER DRIVE AT 30.00 FT. IN ALL A TOTAL DISTANCE OF 247.50 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.0000 ACRE OF LAND, MORE OR LESS; HOWEVER THERE IS A RESERVED A 30.00 FT. STRIP OFF THE EAST 30.00 FT. OF THE ABOVE DESCRIBED TRACT FOR ROAD RIGHT-OF-WAY FOR PARKER DRIVE CONTAINING 5,280 SQUARE FEET.

Date of Sale: July 7, 2026

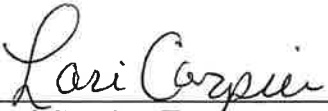
Time of Sale: 10:00 A.M.

Place of Sale: At the area designated at the Harrison County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Harrison County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Lori Corpier, Trustee

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: June 16, 2026

Substitute Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 5

Note: Real Estate Lien Note dated October 30, 2015, executed by Joshua Morales & Sandra Morales and made payable to WJR Properties, LLC—Series 5

Deed of Trust:

Date: October 30, 2015

Grantor: Joshua Morales & Sandra Morales

Lender: WJR Properties, LLC—Series 5

Recording information: Instrument No. 2015-000012288, Official Public Records, Harrison County, Texas.

Property (including any improvements): All that certain lot, tract or parcel of land, situated in Harrison County, Texas,; being a part of the Richard Hooper Survey, A-304, and being 1.0 acre of land, more or less, which is the same 1 acre tract described in a deed from James A. Richardson, et ux, to James M. Richardson, et ux, dated July 25, 1979, recorded in Vol. 878, Page 148, of said Deed Records, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the Southeast corner of said 5 acre tract, and in the West right of way line of Appaloosa Road for the Southeast corner of this tract;

THENCE North 83 deg. 20' 30 " West, with the South line of said 5 acre tract, 250.0 feet, to a 5/8" iron rod found at the Southwest corner of this tract;

THENCE North 01 deg. 36' 00" East, 175.0 feet, to a 5/8" iron rod found at the Northwest corner of this tract;

THENCE North 83 deg. 20' 30 " East, 250.0 feet, to a 5/8" iron rod found in the West right of way line of Appaloosa Road for the Northeast corner of this tract;

THENCE South 01 deg. 36' 00" West, with said West right of way line of Appaloosa Road, 175.0 feet, to the place of beginning, and containing 1.0 acre of land, more or less.

Date of Sale: July 7, 2026

Time of Sale: 10:00 A.M.

FILED FOR RECORD

2026 JUN 16 AM 9:42

HEATHER HENIGAN
CO. CLERK HARRISON CO.

SA

NOTARY PUBLIC



6080 Tennyson Parkway Suite 100, Plano, TX 75024
Phone: 972-532-0128
Fax: 214-291-5507
Website: www.tmppllc.com
LOCATIONS: FL | GA | NJ | NY | PR | TX | VA | TN

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on October 8, 2010, a certain Deed of Trust was executed by Alvin L. Taylor and Thelma L. Taylor as mortgagor in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Urban Financial Group, its successors and assigns as beneficiary and Alan E. South as trustee, and was recorded on, October 18, 2010, as Instrument No. 2010-000013420 in the Office of the County Clerk, Harrison County, Texas; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary pursuant to an assignment dated November 29, 2018, and recorded on January 17, 2019, as Instrument No. 2019-000000523 in the office of the County Clerk, Harrison County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that for a period of longer than twelve (12) consecutive months, a Borrower fails to physically occupy the Property because of physical or mental illness and the Property is not the principal residence of at least one other Borrower; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on May 18, 2026 as Instrument No. 2026-000005518 notice is hereby given that on July 07, 2026 at 10:00 AM local time, or not later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

SEE EXHIBIT "A"

Commonly known as: 3596 Fm 968 W, Marshall, TX 75670

25TX941-0045



4876982

ServiceLink

The sale will be held at the door of the easternmost entrance to the Harrison County Courthouse, or as designated by the County Commissioners Court.

The Secretary of Housing and Urban Development will bid \$508,480.32.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$50,848.03 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$50,848.03 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the

form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

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 send of this notice immediately.

Date: June 4, 2026



By: Dustin George
Tromberg, Miller, Morris & Partners, PLLC
Foreclosure Commissioner
6080 Tennyson Parkway Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax

Exhibit "A"
Legal Description

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 7 ½ MILES SOUTHWEST OF THE COURTHOUSE IN THE CITY OF MARSHALL, BEING 2.00 ACRES OF LAND, A PART OF THE JOHN M. DOOR SURVEY, A-4, AND BEING A PART OF THE RESIDUE OF A CALLED 103.3 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM JOHNNIE B. TAYLOR, JR., ET UX, TO ROOSEVELT TAYLOR, ET UX, WHICH IS DATED JULY 13, 1977, AND FILED FOR RECORD IN THE HARRISON COUNTY DEED RECORDS, SAID 103.3 ACRE TRACT BEING THAT SAME LAND DESCRIBED IN A DEED FROM BECHTOLD TO Y. D. HARRISON AND J. O. WOMACK, DATED DECEMBER 19, 1921, AND RECORDED IN VOLUME 103, PAGE 618 OF SAID DEED RECORDS, SAID 2.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND IN CONCRETE ON THE NORTH MARGIN OF THE F.M. HIGHWAY NO. 968, AT ITS INTERSECTION WITH THE EST LINE OF SAID 103.3 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF A 2 ACRE TRACT DESCRIBED IN A DEED TO J. E. GRIMES, RECORDED IN VOLUME 549, PAGE 117 OF SAID DEED RECORDS;

THENCE SOUTH 77° 18' 21" WEST, WITH SAID NORTH MARGIN, AT 162.76 FEET PASS A ½" IRON ROD, AND CONTINUING IN ALL, 166.90 FEET TO A WOODEN RIGHT OF WAY MARKER AT A POINT OF CURVATURE ON SAID HWY.;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11419.16 FEET, AT A CHORD BEARING AND DISTANCE OF SOUTH 77° 30' 08" WEST, 96.22 FEET TO A ½" IRON ROD FOUND, AND CONTINUING ANOTHER CHORD BEARING AND DISTANCE OF SOUTH 77° 59' 42" WEST, 8.06 FEET TO A CORNER;

THENCE NORTH 7° 42' 11" WEST, 316.60 FEET TO A CORNER IN A FENCE;

THENCE WITH SAID FENCE, (1) NORTH 82° 46' 35" EAST, 8.10 FEET TO A ½" IRON ROD FOUND, (2) NORTH 82° 44' 52" EAST, 100.00 FEET TO A ½" IRON ROD FOUND, AND (3) NORTH 82° 51' 16" EAST, 196.34 FEET TO A ½" IRON ROD FOUND FOR CORNER ON THE EAST LINE OF SAID CALLED 103.3 ACRE TRACT, SAME BEING THE WEST LINE OF SAID GRIMES 2 ACRE TRACT;

THENCE SOUTH 0° 59' 00" EAST, WITH THE COMMON LINE BETWEEN SAID CALLED 103.3 ACRE TRACT AND SAID GRIMES 2 ACRE TRACT, 292.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

COPY

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 4, 2010, executed by **NATHAN GEORGE, SR., SINGLE, AND HELEN L. GEORGE, SINGLE**, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2010-000014387, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Christine Wheelless, John Worley, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Harrison County Courthouse at the place designated by the Commissioner's Court for such sales in Harrison County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2011 Fleetwood Manufactured Home, Serial No. TXFLA12A02869DB12.

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.

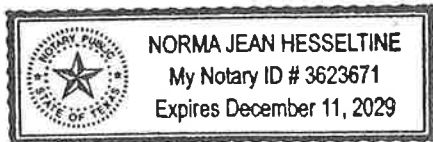
EXECUTED this **27** day of May, 2026.

← Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

FILED FOR RECORD
JUL 11 11:11 AM '26

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this **27** day of May, 2026, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract, lot or parcel of land, a part of the P. R. Pearson Survey, A-561, Harrison County, Texas, and also being part of the Residue of a called 7.00 acres tract of land that is described in a Deed dated February 26, 2002 from Velma Grace Faggett Hurd to Sandra Kay Bates that is recorded in Volume 2383, Page 267 of the Deed Records of Harrison County, Texas, and being more completely described as follows to wit:

BEGINNING at a 1/2 Inch Iron Rod found for corner in the E.B.L. of said called 7.00 acres and at the N.E.C. of a called 1.9191 acres (F.N. dated August 2004 by R.P.L.S. No. 5669) on the East side of County Road #3600, from which the S.E.C. of said called 7.00 acres, bears South 00 degrees 15 minutes 03 seconds East, 159.09 feet;

THENCE South 89 degrees 59 minutes 40 seconds West, along the N.B.L. of said called 1.9191 acres for a distance of 535.30 feet to a 1/2 Inch Iron Rod found for corner at the N.W.C. of said called 1.9191 acres and the W.B.L. of said called 7.00 acres;

THENCE North 00 degrees 26 minutes 09 seconds West, along the W.B.L. of said called 7.00 acres and the E.B.L. of that certain called tract 2 (Vol. 303, Pg. 66) for a distance of 487.36 feet to a 1/2 Inch Iron Rod found for corner at the N.W.C. of said called 7.00 acres;

THENCE North 89 degrees 26 minutes 55 seconds East, along the N.B.L. of said called 7.00 acres for a distance of 122.31 feet to a 1/2 Inch Iron Rod set for corner at the N.W.C. of a called 2.00 acres (Vol. 2124, Pg. 279) from which a 3/8 Inch Iron Rod (found) bears North 89 degrees 26 minutes 55 seconds East, 41.90 feet;

THENCE South 01 degrees 38 minutes 37 seconds West, along the W.B.L. of said called 2.00 acres for a distance of 249.08 feet to a 3/8 Inch Iron Rod found for corner at the S.W.C. of said called 2.00 acres;

THENCE South 89 degrees 55 minutes 48 seconds East, along the S.B.L. of said called 2.00 acres at 188.84 feet pass a 1/2 Inch Iron Pipe (found) and continue for a total distance of 215.30 feet to a 1/2 Inch Iron Rod set for corner at the N.W.C. of a called 1.00 acres (Vol. 613, Pg. 672);

THENCE South 00 degrees 14 minutes 43 seconds West, along the W.B.L. of said called 1.00 acres for a distance of 208.33 feet to a 1/2 Inch Iron Pipe found for corner at the S.W.C. of said called 1.00 acres;

THENCE South 89 degrees 45 minutes 17 seconds East, along the S.B.L. of said called 1.00 acres at 160.25 feet pass a 3/4 Inch Iron Pipe found for reference and continue for a total distance of 209.31 feet to a 1/2 Inch Iron Rod found for corner at the S.E.C. of said called 1.00 acres and in the E.B.L. of said County Road 3600;

THENCE South 00 degrees 15 minutes 03 seconds East, along the E.B.L. of said Road and the E.B.L. of said called 7.00 acres for a distance of 30.00 feet to the place of beginning containing 2.6164 acres.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/22/2020	Grantor(s)/Mortgagor(s): JOSE MARTIN MARTINEZ HERRERA AND GUADALUPE MARTINEZ, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), ACTING SOLELY AS NOMINEE FOR GREAT WESTERN FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: M&T Bank
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-000004497	Property County: HARRISON
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 8/4/2026	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF HALLSVILLE; BEING A PART OF THE W.C. CRAWFORD SURVEY; BEING ALL OF LOT NO FORTY-FIVE (45) OF THE TIMBER RIDGE UNIT #2, ACCORDING TO THE MAP OR PLAT OF SAID UNIT RECORDED IN CABINET A, SLIDE 173, PLAT RECORDS, HARRISON COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Christine Wheelless, John Worley, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. 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 shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 6/1/2026



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

Dated: June 4th 2026

Heather Golden

Printed Name: Heather Golden

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED FOR RECORD
2026 JUN 4 AM 9:12
COUNTY OF HARRISON, TX
CLERK OF COUNTY CLERK

MH File Number: TX-25-123592-POS
Loan Type: FHA

Tejas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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 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.

RECORD
4 AM 9:12

DEED OF TRUST INFORMATION:

HEATHER HENRIKSON
CO. CLERK HARRISON CO

Date: 06/16/2023
Grantor(s): MICHAEL TODD PLEDGER AND CHERYL LYNN PLEDGER, HUSBAND AND WIFE, AND HANNAH LAUREN LANE, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS BENEFICIARY, AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$176,641.00
Recording Information: Instrument 2023-000007416
Property County: Harrison
Property: (See Attached Exhibit "A")
Reported Address: 2002 TURTLE CREEK DR, MARSHALL, TX 75670

ST

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of August, 2026
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: INSIDE THE HARRISON COUNTY COURTHOUSE, FIRST FLOOR, BETWEEN THE EASTERN FRONT DOOR OF SAID COURTHOUSE AND THE INTERIOR BULLETIN BOARD USED FOR POSTING FORECLOSURE NOTICES AND OTHER PUBLICATIONS in Harrison County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harrison County Commissioner's Court, at the area most recently designated by the Harrison County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

Tejas

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustees: Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Heather Golden whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 6-4-26 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.

By: Heather Golden

Exhibit "A"

A 0.293-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE PETER WHETSTONE SURVEY, ABSTRACT NO. 756 HARRISON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND SET OUT TO VISTA PADGETT AND RECORDED IN VOLUME 1803, PAGE 215, OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS, SAID TRACT ALSO BEING DESCRIBED AS ALL OF LOT 7, BLOCK 3 OF THE BROADMOOR ADDITION SUPPLEMENT AS RECORDED IN VOLUME 394, PAGE 324 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS AND ALSO BEING PART OF THE EAST HALF (1/2) OF LOT 8, BLOCK 3 OF SAID ADDITION, SAME BEING ALL OF THAT TRACT OF LAND SET OUT TO MICHAEL D. HOLLINGSWORTH AND RECORDED IN CLERK'S FILE NO. 2017-000005432, OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS, SAID 0.293-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE SAID MICHAEL D. HOLLINGSWORTH TRACT, AND THE SOUTHEAST CORNER OF SAID LOT 7, SAME BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 3 OF SAID ADDITION, AND BEING SITUATED IN THE CURVING NORTH LINE OF TURTLE CREEK DRIVE, AND THE SOUTHEAST CORNER HEREOF,

THENCE ALONG THE CURVING NORTH LINE OF SAID TURTLE CREEK DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES

1) ALONG THE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 49.31 FEET, A RADIUS OF 139.32 FEET, A CHORD BEARING OF N 63 DEGREES 51'34" W, AND WITH A CHORD LENGTH OF 19.05 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF REVERSE CURVATURE;

2) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 52.66 FEET, A RADIUS OF 199.32 FEET, A CHORD BEARING OF N 60 DEGREES 58'11" W, AND WITH A CHORD LENGTH OF 52.51 FEET, TO A 3/4-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE TRACT OF LAND SET OUT TO CHARLES DUDLEY AND RECORDED IN VOLUME 997, PAGE 373, DEED RECORDS OF HARRISON COUNTY, TEXAS, THENCE N 11 DEGREES 26'35" E (BEARING BASIS) ALONG THE EAST LINE OF THE SAID CHARLES DUDLEY TRACT A DISTANCE OF 139.04 FEET TO A POINT FOR CORNER IN CONCRETE AT THE NORTHWEST CORNER HEREOF, AND FROM WHICH A FENCE POST FOUND FOR REFERENCE BEARS S 11 DEGREES 26'35" W AT A DISTANCE OF 10.34 FEET,

THENCE N 88 DEGREES 19'43" E ALONG THE SOUTH LINE OF THE TRACT OF LAND SET OUT TO JACK CORNELIUS AND RECORDED IN VOLUME 524, PAGE 258, DEED RECORDS OF HARRISON COUNTY, TEXAS A DISTANCE OF 63.95 FEET TO A POINT FOR CORNER IN CONCRETE AT THE NORTHEAST CORNER HEREOF,

THENCE S 00 DEGREES 28'59" W ALONG THE WEST LINE OF SAID LOT 6 AT A DISTANCE OF 10.10 FEET PASSING A FENCE POST FOUND FOR REFERENCE AND CONTINUING IN ALL A TOTAL DISTANCE OF 185.24 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.293 ACRES

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

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.

2026 JUN -3 PM 1:13

NOTICE OF SALE

HEATHER HENIGAN
CC. CLERK HARRISON, TX

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 20, 2017, executed by **MATTHEW DAVID HENRY AND CHELSEA BROOKE HENRY, A MARRIED COUPLE**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2017-000000728, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Harrison County Courthouse at the place designated by the Commissioner's Court for such sales in Harrison County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2016 CMH Manufactured Home, Serial No. CSS017613TXAB.

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.

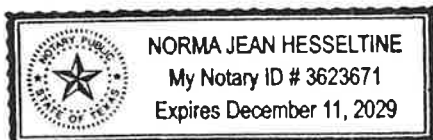
EXECUTED this 18 day of May, 2026.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 18 day of May, 2026, to certify which witness my hand and official seal.



Norma Jean Hesselstine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel containing 2.138 acres of land in the John T. Copeland Survey, A-136, Harrison County, Texas, being a part of the "Old Town Development as shown by plat recorded in Cabinet A, Slide 171, Harrison County Plat Records, same being a portion of a tract which was called 5.0 acres (found by survey/research to be a 5.182 acre tract) and conveyed from Christy Lynn Moon to Claudia F. Little by an instrument of record in Clerk's File No.2010-000015206, Harrison County Official Public Records (HCOPR), said 5.182 acre tract being erroneously described in the aforementioned deed as a different 5.0 acre tract which lies south of the 5.182 acre tract, said 2.138 acres being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron pipe found for corner at the southwest corner of said 5.182 acre tract and the northwest corner of that certain tract which was called 7.059 acres and conveyed to Robert A. Morgan and Jodi R. Morgan by an instrument of record in Volume 4185, Page 84, HCOPR, said 7.059 acre tract being all of that certain called 5.0 acre tract (referenced above) and all of a called 2.22 acre tract, said iron pipe lies in the east margin of Mollie Lane;

THENCE N 10°54'41" E, 157.44 feet along the east margin of Mollie Lane and the west line of said 5.182 acre tract to an iron rod with cap set for corner at the northwest corner of the herein described tract and the southwest corner of a 1.555 acre tract also surveyed from said 5.182 acre tract this date;

THENCE S 81°55'35" E, 520.65 feet crossing said 5.182 acre tract with the south line of said 1.555 acre tract to an iron rod with cap found for corner at the southwest corner of that certain tract which was called 1.843 acres and conveyed to Thomas J. Goldman, III, by an instrument of record in Clerk's File No.2014-000010677, HCOPR, and the northwest corner of that certain tract which was called 1.870 acres and conveyed to Brandon Greenslate by an instrument of record in Volume 2503, Page 12, HCOPR, same lying in the east line of said 5.182 acre tract and being the southeast corner of said 1.555 acre tract surveyed from said 5.182 acre tract this date and the northeast corner of the herein described tract;

THENCE S 02°07'36" E, 190.47 feet along the east line of said 5.182 acre tract and the west line of said 1.870 acre Greenslate tract to an iron pipe found for corner at the southeast corner of said 5.182 acre tract and the herein described tract, same being the northeast corner of the aforementioned 7.059 acre tract;

THENCE N 78°51'00" W, 562.99 feet along the north line of said 7.059 acre tract, the south line of said 5.182 acre tract, and the south line of the herein described tract to the PLACE OF BEGINNING, containing 2.138 acres of land, more or less.

FILED FOR RECORD

2026 MAY 21 AM 9:51

Notice of Substitute Trustee Sale

HEATHER HEMIGAN
CLERK HARRISON CO

T.S. #: 26-19266

BY  DEPUTY

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: 7/7/2026
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM
Place: Harrison County Courthouse in MARSHALL, Texas, at the following location: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 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 10/20/2015 and is recorded in the office of the County Clerk of Harrison County, Texas, under County Clerk’s File No 2015-000011670, recorded on 10/29/2015, of the Real Property Records of Harrison County, Texas.
Property Address: 1202 WILEY AVE MARSHALL Texas 75670

Trustor(s): RUFUS WILLIAMS Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CAPITAL ONE, N.A. ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: NewRez LLC Loan Servicer: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

Current Substituted Trustees: Auction.com, LLC, Sheryl LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Ronnie Hubbard, Sharon St. Pierre, Christine Wheelless, Jabria Foy, Heather Golden, Kara Riley, Debby Akens, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing 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

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T.S. #: 26-19266

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 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 RUFUS WILLIAMS, A SINGLE MAN. 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 by not limited to (1) the promissory note in the original principal amount of \$60,700.00, executed by RUFUS WILLIAMS, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CAPITAL ONE, N.A. ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RUFUS WILLIAMS, A SINGLE MAN to RUFUS WILLIAMS. NewRez LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

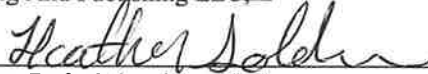
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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:
NewRez LLC c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743
800-365-7107

T.S. #: 26-19266

Dated: May 21, 2026

~~Auction.com, LLC, Sheryl LaMont, Meghan Byrne, David Sims, Harriett Fletcher,
Ronnie Hubbard, Sharon St. Pierre, Christine Wheeless, Jabria Foy, Heather
Golden, Kara Riley, Debby Akens, Rick Snoke, Prestige Default Services, LLC,
Agency Sales and Posting LLC, Prestige Posting And Publishing LLC, Prestige
Posting And Publishing LLC,~~



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 0.205 ACRE OF LAND SITUATED IN THE PETER WHETSTONE SURVEY, A-756, HARRISON COUNTY, TEXAS, A PART OF OUTLOT 199 SOUTHWEST TO THE CITY OF MARSHALL, AND BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN DEED FROM MOLLIE A. KELLEY TO EMORY ROBERTS AND WIFE, WILLIE DEAN ROBERTS, RECORDED IN VOLUME 608, PAGE 658, OF THE DEED RECORDS, HARRISON COUNTY, TEXAS (DRHCT), TOGETHER WITH THE RESIDUE OF THAT CERTAIN TRACT DESCRIBED IN DEED FROM CARY M. ABNEY TO EMORY ROBERTS AND WIFE, WILLIE DEAN ROBERTS, RECORDED IN VOLUME 228, PAGE 411, DRHCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHAINLINK FENCE CORNER POST FOUND IN THE INTERSECTION OF THE SOUTH LINE OF THE ABOVE SECOND MENTIONED ROBERTS TRACT WITH THE WEST LINE OF THE WILEY COLLEGE 8.17 ACRES TRACT (DEED REFERENCE: VOLUME 458, PAGE 393, DRHCT) FOR THE EASTERNMOST SOUTHEAST CORNER OF THIS TRACT;

THENCE: N 89 DEG. 18' 04" W, WITH AND ALONG THE SAID SOUTH LINE OF THE ABOVE SECOND MENTIONED ROBERTS TRACT, 9.63 FEET, TO A 3/8" STEEL REBAR SET FOR THE NORTHEAST CORNER OF THE ABOVE FIRST MENTIONED ROBERTS TRACT AND BEING AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE: S 00 DEG. 16' 13" W, WITH THE EAST LINE OF THE SAID FIRST MENTIONED ROBERTS TRACT, 30.00 FEET, TO A 3/8" STEEL REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;

THENCE: N 89 DEG. 18' 04" W, ACROSS SAID OUTLOT 199 SOUTHWEST, 105.00 FEET, TO A 3/8" STEEL REBAR SET IN THE EAST RIGHT OF WAY (ROW) LINE OF WILEY AVENUE FOR THE SOUTHWEST CORNER OF THE SAID FIRST MENTIONED ROBERTS TRACT AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 01 DEG. 26' 56" W, WITH AND ALONG THE SAID EAST ROW LINE OF WILEY AVENUE, AT 30 FEET PASSING THE COMMON WEST CORNER OF THE TWO REFERENCED ROBERTS TRACTS, AND CONTINUING FOR A TOTAL DISTANCE OF 80.03 FEET, TO A 3/8" STEEL REBAR SET FOR THE SOUTHWEST CORNER OF THE HELEN RUTH ALFORD AND WILLIAM ALFORD, JR. TRACT (DEED REFERENCE: VOLUME 2958, PAGE 1, OFFICIAL PUBLIC RECORDS, HARRISON COUNTY, TEXAS;) SAME BEING THE NORTHWEST CORNER OF THE SAID SECOND MENTIONED ROBERTS TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE: S 89 DEG. 18' 04" E, WITH AND ALONG THE SOUTH LINE OF THE SAID ALFORD TRACT AND THE NORTH LINE OF THE SAID SECOND MENTIONED ROBERTS TRACT, 115.71 FEET, TO A 3/8" STEEL REBAR SET IN THE SAID WEST LINE OF THE WILEY COLLEGE 8.17 ACRES TRACT FOR THE SOUTHEAST CORNER OF THE ALFORD TRACT AND BEING THE NORTHEAST CORNER OF THIS TRACT;

GV235-00027MUX (01/10)



THENCE: S 01 DEG. 15' 13" E, ACROSS THE SAID SECOND MENTIONED ROBERTS TRACT, 50.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.205 ACRE OF LAND.

FILED FOR RECORD

2026 MAY 14 AM 9:06

HEATHER NEWMAN
CLERK, CLERK HARRISON CO.

T.S. #: 2026-24024-TX

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF 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.

The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee or Mortgage Servicer, hereby removes the original trustee and any and all successor substitute trustees, and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, or any one of them, c/o Nestor Solutions, LLC, 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, to hereafter exercise all powers and duties conferred upon the original trustee under the Deed of Trust, and further authorizes and directs the Substitute Trustee to conduct and execute the remedies provided to the beneficiary therein.

1. Date, Time, and Place of Sale.

Date: 7/7/2026

Time: The earliest time the sale will begin is 10:00 AM, or within three (3) hours after that time.

Place: Harrison County Courthouse, Texas, at the following location: 200 West Houston Street, Marshall, TX 75670 IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

2. Property To Be Sold. ATTACHED EXHIBIT-A

Commonly known as: 4298 STRICKLAND SPRINGS RD MARSHALL, TX 75672

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 9/23/2020 and recorded in the office of the County Clerk of Harrison County, Texas, recorded on 9/25/2020 under County Clerk's File No 2020-000010970, in Book -- and Page -- in the Real Property Records of Harrison County, Texas.

Grantor(s):	David J Green, a single man
Original Trustee:	Khechok Langchung / Assistant Controller
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for The Federal Savings Bank, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

Resolve
HARRISON

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee 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. Pursuant to §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. **Notice Regarding Federal Reporting Requirements.** Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/rre-faqs#D_5 or <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original principal amount of \$245,959.00, executed by David J Green, a single man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for The Federal Savings Bank, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the Trustor(s) to the current holder of the Obligations, secured by the Deed of Trust. Default has occurred in the payment of the indebtedness, and the same is now wholly due and payable. The owner and holder of the Obligations has requested that the Substitute Trustee sell the Property to satisfy the indebtedness.

7. **Mortgage Servicer Information.** 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 administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, represents the current mortgagee, whose address is:

c/o Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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.

NESTOR SOLUTIONS, LLC, as attorney-in-fact for
FREEDOM MORTGAGE CORPORATION



By: _____

Christopher K. Baxter
Senior Vice President
Texas Bar No. 90001747
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501

Dated: 5/12/2026

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052

EXHIBIT "A"

Being 22.82 acres of land situated in the Benjamin F. Hooper Survey, A-296, Harrison County, and being part of a called 29.03 acre tract described in a deed to Teresa S. Butler, recorded in Harrison County Clerk File No. 2017-000005963, (HCCF), said 22.82 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 19403, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a 1" iron pipe with crimped top found for the northwest corner of this tract, same being the northwest corner of said 29.03 acre tract, the northeast corner of the residue of a called 50 acre tract described in a deed to William Lyle Ayers, recorded in Volume 2045, Page 332, Harrison County Official Public Records (HCOPR) and on the south line of a called 269.3 acre tract described in a deed to Mrs. L.B. Downer, recorded in Volume 324, Page 583, Harrison County Deed Records (HCDR), from which a 5/8" iron rod found for the northwest corner of said 50 acre residue tract bears S 60° 16' 48" W, 1291.37 feet;

THENCE with the common lines between said 29.03 acre tract and said 269.3 acre tract the following courses and distances:

N 60° 16' 48" E, a distance of 315.12 feet to a point in a 28" triple pecan tree;
S 83° 39' 20" E, a distance of 341.05 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying" set for the northwest corner of a 6.41 acre tract surveyed this same date, from which a 1/2" iron pipe with crimped top found for the northeast corner of said 6.41 acre tract bears S 83° 39' 20" E, 503.04 feet;

THENCE with the common lines between this tract and said 6.41 acre tract the following courses and distances:

S 37° 02' 36" E, a distance of 854.33 feet to a set 1/2" iron rod with plastic cap stamped "MTX Surveying";
S 73° 01' 06" E, a distance of 413.85 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying" set at the point of intersection with the west line of the residue of a called 23.902 acre tract described in a deed to David Rowan and Stephanie Rowan, recorded in H.C.C.F. No. 2013-000007253;

THENCE S 28° 47' 05" E, with the common line between said 29.03 acre tract and said 23.902 acre residue tract, 535.39 feet to a 1/2" iron rod found at the point of Intersection with the north margin of County Road 1205 (Strickland Springs Road);

THENCE S 62° 45' 47" W, with the north margin of said County Road 1205 (Strickland Springs Road), 540.48 feet to a 1" iron pipe with crimped top found for the southeast corner of a called 2.0 acre tract described in a deed to Colby A. Voelkel, Et Ux, recorded in H.C.C.F. No. 2009-000015941, from which a 1/2" iron rod with plastic cap (unreadable) found for the southwest corner of said 2.0 acre tract bears S 62° 47' 35" W, 250.82 feet;

THENCE N 42° 52' 10" W, with the common line between said 29.03 acre tract and said 2.0 acre tract, at 426.78 feet passing a 1/2" iron rod with plastic cap stamped "RPLS 4528" found for the northeast corner of said 2.0 acre tract and continuing with the east line of said 50 acre residue tract for an overall total distance of 1911.35 feet to the PLACE OF BEGINNING and containing 22.82 acres of land, more or less.

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 8, 2023, executed by **RANDALL LEDON ALLEN AND CURTISS AARON COUNTS, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-000013695, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Harrison County Courthouse at the place designated by the Commissioner's Court for such sales in Harrison County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2021 Legacy Manufactured Home, Serial No. L212252.

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.

EXECUTED this 11 day of May, 2026.

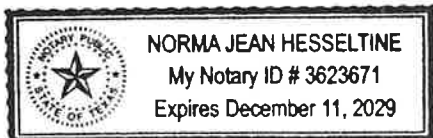
FILED FOR RECORD
2026 MAY 13 AM 11:52
COUNTY CLERK
HARRISON COUNTY TEXAS

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 11 day of May, 2026, to certify which witness my hand and official seal.



Norma Jean Hesselstine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot 48, Block III, Unit II, Lake Deerwood Estates Subdivision, Harrison County, Texas, as same appears of record in Volume 4, Page 48, Plat Records of Harrison County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/7/2016	Grantor(s)/Mortgagor(s): QUINTIN D GARRETT, A SINGLE MAN, AND PATRICIA A MCCOWAN, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2016-000005784	Property County: HARRISON
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 7/7/2026	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. 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 shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 5/4/2026 _____



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 5/7/2026 _____

Heather Golden

Printed Name: _____
Heather Golden

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number: TX-26-128222-POS
Loan Type: FHA

Tejas

TX-26-128222-POS

Exhibit A

BEING 1.92 acres of land situated in the James Harris Survey, Abstract 12, Harrison County, Texas and being the residue of that certain called 2.0 acre tract as conveyed to Billy Joe & Virginia Roberts George and recorded in Volume 2864, Page 321 of the Official Public Records of said county; said 1.92 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of the above referenced George tract and the Northwest corner of a called 1.429 acre tract as recorded in Volume 1594, Page 321 of said public records and being in the South right-of-way line of State Highway 43;

THENCE South 01°45'00" West, a distance of 578.07 feet to a 1/2 inch iron rod found for the Southeast corner of said George tract and the Southwest corner of said 1.429 acre tract and being in the North boundary line of the Tomlin-Weber tract as recorded in Volume 641, Page 418 of the Deed Records of said county;

THENCE South 83°14'50" West, a distance of 167.28 feet with the South boundary line of said George tract and the North boundary line of said Tomlin-Weber tract to a 3/4 inch iron pipe found for the Southwest corner of said George tract and a Southeast corner of a called 2.252 acre tract as recorded in Volume 1763, Page 293 of said public records;

THENCE North 01°41'25" East, a distance of 374.80 feet with the West boundary line of said George tract and an East boundary line of said 2.252 acre tract to a 1/2 inch iron rod set for the Southwest corner of a called 0.07 acre tract as recorded in HCC 2016-000004119 of said public records and a Northwest corner of said residue tract;

THENCE North 81°53'34" East, a distance of 60.63 feet with the North boundary line of said residue tract and the South boundary line of said 0.07 acre tract to a 1/2 inch iron rod set for an ell corner of said residue tract and the Southeast corner of said 0.07 acre tract;

THENCE North 01°41'22" East with the West boundary line of said residue tract and the East boundary line of said 0.07 acre tract at a distance of 50.0 feet passing a 3/4 inch iron pipe found for the Northeast corner of said 0.07 acre tract and an ell corner of said George tract and a Southeast corner of said 2.252 acre tract and continuing a total distance of 57.13 feet to a 3/4 inch iron pipe found for a Northwest corner of said George tract and a Southeast corner of said 2.252 acre tract;

THENCE North 77°39'44" East, a distance of 1.26 feet with a North boundary line of said George tract and a South boundary line of said 2.252 acre tract to a metal post for an ell corner of said George tract and a Southeast corner of said 2.252 acre tract;

THENCE with a West boundary line of said George tract and an East boundary line of said 2.252 acre tract: North 00°01'32" East, 34.28 feet to a 1/2 inch iron rod set and North 01°41'44" East, a distance of 108.70 feet to a 5/8 inch iron rod found for a Northwest corner of said George tract and the Northeast corner of said 2.252 acre tract in the South right-of-way line of State Highway 43;

THENCE North 82°31'41" East, a distance of 107.46 feet with a North boundary line of said George tract and the South right-of-way line of State Highway 43 to the place of beginning and containing 1.92 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 7, 2026

Time: The sale will begin at 11:00 A.M. or not later than three hours after that time

Place: Harrison County, Texas at the following location – AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE LOCATED AT 200 W. HOUSTON STREET, MARSHALL, TX 75670 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE

Property Address: 507 Hallsville Hts., Longview, Texas 75602

WHEREAS, by Deed of Trust dated May 12, 2023, Kieran Lee Oliver Bunzel conveyed to CARLA GAGE as Trustee, the Real Property hereinafter described, to secure EASTMAN CREDIT UNION ("Lender"), in the payment of the indebtedness described therein, and filed for record in County Clerk's File No. 2023-000005790 in Harrison County, Texas; and

WHEREAS, ANN WEISSMANN has been appointed Substitute Trustee in the place of said original Trustee, in the manner authorized by said Deed of Trust; and

WHEREAS, default has taken place in the payment of said indebtedness, and the same is now entirely due, and the owner and holder of said debt has requested ANN WEISSMANN to sell said property at a foreclosure sale to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 7, 2026, between 11:00 o'clock a.m. and 2:00 p.m., the undersigned will sell said Real Estate at the door of the easternmost entrance at the Harrison County Courthouse in Harrison County, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Harrison County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows:

FILED FOR RECORD
2026 JUL -3 AM 8:31
HEATHER HENSON
CLERK HARRISON CO
CLERK

A 5.763 acre lot, tract or parcel or land situated in the Isaac Lee Survey, Abstract No. 424, Harrison County, Texas, and being part of that certain 140.87 acre tract of land conveyed to Mariette Properties in Volume 1184, page 419, of the Deed Records, Harrison County, Texas, same being part of Lot 9 Hallsville Heights South, a plat of subdivision recorded in Cabinet A, Slide 180 of the Plat Records of Harrison County, Texas and being all of a called 5.78 acre tract of land conveyed to Dennis Wayne Waldon in Volume 1247, Page 156, of Deed Records, said 5.763 acre being more fully described as follows:

BEGINNING at a point in the apparent centerline of Hallsville Heights Road (a County maintained road) and the most Westerly corner hereof;

THENCE N 38 deg. 56' 23" E, with the apparent centerline of Hallsville Heights Roads (a County maintained road) a distance of 152.79 feet to the most Northerly corner hereof;

THENCE 60 deg. 23 ' 29" E, at a distance of 30.40 passing a 3/8-inch iron rod found in the occupied Easterly right-of-way line of Hallsville Heights Road (a county-maintained road) continuing in all for a total distance of 879.83 feet to a 3/8- inch iron rod found (disturbed) at the inmost Easterly corner hereof;


THENCE S 04 deg. 04' 45" W a distance of 403.37 feet to 3/8-inch iron rod found at the Southeast corner of said Lot 9 and the most Southerly corner hereof;

THENCE N 87 deg 43' 43" E a distance of 20.34 feet to 3/8-inch iron rod found for an angle point hereof;

THENCE N 48 deg. 32' 17" E, at a distance of 1053.45 feet passing a 3/8-inch iron rod found in the occupied Easterly right-of-way line of Hallsville Heights Road (a county-maintained road) continuing in all for a total distance of 1083.48 feet to the Point of Beginning hereof, having an area of 5.763 acres.

Being the same property conveyed to Dennis O. Fleet and wife, Beverly A. Fleet by Dennis Wayne Waldon and wife, Teresa Waldon in deed dated August 23, 2005, recorded in Volume 3172, page 294 of the Official Public Records, Harrison County, Texas.

WITNESS MY HAND this 2 day of June, 2026.


ANN WEISSMANN, Substitute Trustee
1127 Judson Rd # 211
Longview, Texas 75601