

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 04/01/2025
Grantor(s): Tyson Alkeme Manning and Krystal Blaun Sneed
Mortgagee: 1717 Norfolk, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2025-000005940
Property County: Harrison County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harrison County, Texas, being more particularly described as North 55 feet of Lot 5, Block 43, Hendricks 2nd Addition, City of Marshall, Harrison County, Texas (Volume 2423, Page 100, Deed Records, Harrison County, Texas). (more particularly described in the Loan Documents).

Date of Sale: 6/2/2026

Earliest Time Sale Will Begin: 10:00 AM

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 or 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

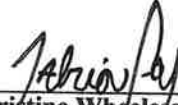
FILED FOR RECORD
2025 MAY 12 AM 8:52
CLERK OF COURTS
HARRISON COUNTY
TX
SM

Tejas

The Mortgagee, whose address is:

1717 Norfolk, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 5/12/2026



Christine Wheeler or Kevin Key or
Jay Jacobs or Phillip Hawkins or
Heather Golden or Jabria Foy or
Kara Riley or Catherine Geddie or
Harriett Fletcher or Sheryl LaMont
or Lucia Cortinas or Michelle
Figuerola or Enrique Loera or
Hans-Peter Ludwig or Michael
Journigan or David Koenig or
Jacqueline Holmes or Jesus
Guzman or Larry Rojas or Joey
Breux or William Ayala or Steve
Rangle or Jackie Hopson or Neiman
Henderson or Terry Griffin or
Jarrod Anderson or Michael
Shepherd or Francisco Rodriguez
or Marlene Massicotte or Gary
Diagle or Edgar Ochoa or Donna
Brammer or Isabell Cervera or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Tamiriramunashe Cathy Lee
Machoka or William Koenig or
Eduardo Silva or Peggy Munoz or
John Hodges or Rodolfo Pineda or
Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or
Yajaira Garcia or Jennifer Nava or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

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M 8:37

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: ALL THAT CERTAIN 2.985 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W.C. BROOKFIELD SURVEY, A-2, HARRISON COUNTY, TEXAS, BEING THE CALLED 2.985 ACRE TRACT CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN H.C.C.F. 2014-000001416 O.P.R.H.C.T., BEING PART OF THE CALLED 94.19 ACRE TRACT DESCRIBED IN CONTRACT OF SALE AND PURCHASE FROM VETERANS LAND BOARD OF TEXAS TO VERNON RAY JOHNSON AS RECORDED IN VOLUME 700 PAGE 200 D.R.H.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MASONRY NAIL WITH HEAD DIMPLE FOUND FOR THE N.E.C. OF THIS TRACT AND THE S.E.C. OF THE CALLED 4.981 ACRE TRACT CONVEYED TO CHRIS LOOPER BY DEED RECORDED IN H.C.C.F. 2014-000000060 O.P.R.H.C.T., BEING IN THE OILTOP PAVEMENT OF IRELAND WILLIAMS ROAD, A.K.A. COUNTY ROAD 1106, BEING AT THE EAST END OF THE CENTERLINE OF THE 40 FEET WIDE ROADWAY (EASEMENT) GRANTED TO ARKANSAS LOUISIANA GAS COMPANY AS RECORDED IN VOLUME 428, PAGE 429 D.R.H.C.T., BEING IN THE E.B.L. OF SAID VERNON RAY JOHNSON TRACT, BEING SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 504.89 FEET FROM A 2 INCH IRON PIPE FOUND FOR THE N.E.C. OF SAID VERNON RAY JOHNSON TRACT;

THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST 375.34 FEET ALONG THE E.B.L. OF BOTH THIS TRACT AND SAID VERNON RAY JOHNSON TRACT TO A POINT (IN THE OILTOP PAVEMENT OF IRELAND WILLIAMS ROAD) FOR THE S.E.C. OF THIS TRACT;

THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST 20.64 FEET ALONG THE S.B.L. OF THIS TRACT TO A 3/4 INCH IRON PIPE (WITH CRIMPED TOP) FOUND IN SAID S.B.L.;

THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST 318.30 FEET ALONG THE S.B.L. OF THIS TRACT TO THE CENTER OF A 2 INCH -DIAMETER STEEL FENCE PIPE FOUND (IN CONCRETE AND AT THE SOUTH END OF A NET WIRE FENCE) FOR THE S.W.C. OF THIS TRACT AND THE S.E.C. OF THE CALLED 2.5 ACRE TRACT CONVEYED TO DAVID JOHNSON BY DEED RECORDED IN VOLUME 1457 PAGE 63 O.P.R.H.C.T., SAID PIPE BEING SOUTH 85 DEGREES 24 MINUTES WEST 1.18 FEET FROM THE CENTER OF A 2 INCH -DIAMETER STEEL FENCE PIPE FOUND (IN CONCRETE AND AT THE WEST END OF A NET WIRE FENCE) FOR REFERENCE;

THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST 391.95 FEET ALONG THE W.B.L. OF THIS TRACT AND THE E.B.L. OF SAID DAVID JOHNSON TRACT TO A 60D NAIL SET (IN THE ASPHALT PAVEMENT OF A PRIVATE ROAD) FOR THE N.W.C. OF THIS TRACT AND THE N.E.C. OF SAID DAVID JOHNSON TRACT, BEING IN THE S.B.L. OF THE CHRIS LOOPER TRACT REFERENCED ABOVE, BEING IN THE CENTERLINE OF THE 40 FEET WIDE ROADWAY EASEMENT REFERENCED ABOVE, BEING SOUTH 87 DEGREES 11 MINUTES 27 SECONDS EAST 101.33 FEET FROM A MASONRY NAIL WITH HEAD DIMPLE FOUND (IN THE ASPHALT PAVEMENT OF SAID PRIVATE ROAD) FOR THE S.W.C. OF SAID CHRIS LOOPER TRACT, AND BEING NORTH 00 DEGREES 50 MINUTES 08 SECONDS EAST 17.27 FEET FROM A 1 INCH PIPE FOUND FOR REFERENCE;

THENCE SOUTH 87 DEGREES 11 MINUTES 27 SECONDS EAST 339.28 FEET ALONG THE N.B.L. OF THIS TRACT, THE S.B.L. OF SAID CHRIS LOOPER TRACT, AND THE CENTERLINE OF SAID 40 FEET WIDE ROADWAY EASEMENT, TO THIS POINT OF BEGINNING. THIS TRACT CONTAINS 2.985 ACRES, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/15/2021 and recorded in Document 2021-000015645 real property records of Harrison County, Texas.

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

Date: 06/02/2026

Time: 10:00 AM

Place: Harrison County, Texas at the following location: AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL 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 CHERAHN MITCHELL, provides that it secures the payment of the indebtedness in the original principal amount of \$365,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and NEWREZ LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o NEWREZ LLC, 17000 Katy Freeway, Suite 300, Houston, TX 77094 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.

Tejas



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: servicelinkauction.com/texas or (866) 539-4173

Date: 5/7/20

Posted By: Heather Golden

Certificate of Posting

I am Heather Golden 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 5/7/20 I filed 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.

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.

5532605.0017

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

BOARDS FERRY ROAD, MARSHALL, TEXAS 75672

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HARRISON COUNTY

RECORDED ON JANUARY 3, 2025

UNDER DOCUMENT# 2025-000000094

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

JUNE 2, 2026

10:00 AM - 1:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by ASTRO ENTERPRISES CORP, provides that it secures the payment of the indebtedness in the original principal amount of \$100,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REALFIN FUND I, LLC is the current mortgagee and the current mortgage servicer, whose address is 1707 1/2 Post Oak Blvd, Suite 270, Houston, Texas. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, PHILLIP HAWKINS, HEATHER GOLDEN, JABRIA FOY, KARA RILEY, CATHERINE GEDDIE, HARRIETT FLETCHER, SHERYL LaMONT, ANNAROSE M. HARDING, SARA A. MORTON, STACEY DeLEON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

Date: 5/7/26

Posted By: Heather Golden

Annarose Harding
SPENCER FANE LLP
3040 Post Oak Blvd, Suite 1400
Houston, Texas 77056
(713) 552-1234

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 5/7/26

NAME Heather Golden

Heather Golden TRUSTEE

Tejas

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.

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 50.492 ACRES OF LAND IN THE ELIZABETH CARROL SURVEY, A-135 HARRISON COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 50 ACRES AND CONVEYED FROM M&M ASPHALT SUPPLY INCORPORATED TO OMRI R. MEEK, JR. BY AN INSTRUMENT OF RECORD IN VOLUME 2427, PAGE 138, OF THE HARRISON COUNTY OFFICIAL RECORDS, (HCOR), SAID 50.492 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND MINDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A 1" IRON PIPE FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 50 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 18.92 ACRES (FIRST TRACT) AND CONVEYED FROM TEXAS UTILITIES MINING COMPANY TO SOUTHWESTERN ELECTRIC POWER COMPANY, BY AN INSTRUMENT OF RECORD IN VOLUME 1597, PAGE 62 OF THE HARRISON COUNTY DEED RECORDS, (HCDR), LYING IN THE NORTH RIGHT-OF-WAY (R-O-W) LINE OF BOARDS FERRY ROAD, A PUBLIC ROAD;

THENCE S21°42'22"E, 2,108.01 FEET CROSSING BOARDS FERRY ROAD AND ALONG THE COMMON LINE OF SAID 50 ACRE TRACT, A TRACT WHICH WAS CALLED 396.40 ACRES AND CONVEYED FROM LARRY D SLONE, ET UX, TO LARRY AND CHARLOTTE SLONE REVOCABLE TRUST, BY AN INSTRUMENT OF RECORD IN COUNTY CLERK'S FILE #2013-00012884, OF THE HARRISON COUNTY OFFICIAL PUBLIC RECORDS, (HCOPR), AND A TRACT WHICH WAS CALLED 64.08 ACRES (SEVENTH TRACT) AND CONVEYED FROM LARRY D. SLONE, ET UX, TO LARRY AND CHARLOTTE SLONE REVOCABLE TRUST, BY AN INSTRUMENT OF RECORD IN VOLUME 4236, PAGE 332, HCOPR, TO A 1" IRON PIPE FOUND FOR SOUTHEAST CORNER BEING THE SOUTHEAST CORNER OF SAID 50 ACRE TRACT AND SOUTHWEST CORNER OF SAID 64.08 ACRE TRACT, LYING IN THE NORTH LINE OF A TRACT WHICH WAS CALLED 50 ACRES (TRACT FOUR) AND CONVEYED FROM SALLIE HAYNES JACKSON, ET AL, TO SALLIE HAYNES JACKSON, ET AL BY AN INSTRUMENT OF RECORD IN VOLUME 2255, PAGE 183, HCDR;

THENCE S67°47'38"W, ALONG THE COMMON LINE OF SAID 50 ACRE TRACT AND SAID JACKSON TRACT, AT 1,034.30 FEET PASS A 5/8" IRON ROD (WITH A CAP STAMPED "JOHNSON & PACE, INCORPORATED") SET FOR REFERENCE AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 1,046.76 FEET TO A POINT SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 50 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 18 ACRES (TRACT TWO) AND CONVEYED FROM SALLIE HAYNES JACKSON, ET AL, TO SALLIE HAYNES JACKSON, ET AL, BY AN INSTRUMENT OF RECORD IN VOLUME 2255, PAGE 163, HCDR;

THENCE N21°29'07"W, ALONG THE COMMON LINE OF SAID 50 ACRE TRACT AND SAID 18 ACRE TRACT, AT 1,311.90 FEET PASS A 1" IRON PIPE FOUND FOR REFERENCE, BEING IN THE SOUTH R-O-W LINE OF BOARDS FERRY ROAD, AND CONTINUING ALONG SAID COMMON LINE AND CROSSING BOARDS FERRY ROAD, AT 1,341.85 FEET PASS A 60D NAIL FOUND ONLINE, BEING THE NORTHEAST CORNER OF SAID 18 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 72 ACRES AND

FILED FOR RECORD

2026 MAY -8 AM 9:55

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE

LEATHER HENIGAN
CLERK HARRISON CO

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Auction.com, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 02, 2026 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: At the door of the easternmost entrance to the **Harrison** County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in HARRISON County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 04/28/2020 and recorded under Volume, Page or Clerk's File No. DOCUMENT NUMBER 2020-000004700 in the real property records of Harrison County Texas, with MARK JOEL MOORE AND



4873913

ServiceLink

WIFE MORGAN LYNLEE MOORE, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT OTHERWISE LIABLE as Grantor(s) and THE CITY NATIONAL BANK OF SULPHUR SPRINGS as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by MARK JOEL MOORE AND WIFE MORGAN LYNLEE MOORE, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT OTHERWISE LIABLE securing the payment of the indebtedness in the original principal amount of \$142,500.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by MARK JOEL MOORE. THE CITY NATIONAL BANK OF SULPHUR SPRINGS is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE: THE CITY NATIONAL BANK OF SULPHUR SPRINGS is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. THE CITY NATIONAL BANK OF SULPHUR SPRINGS's address is:

THE CITY NATIONAL BANK OF SULPHUR SPRINGS
c/o THE CITY NATIONAL BANK OF SULPHUR SPRINGS
201 Connally Street
Sulpher Springs, TX 75482

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 4.029 ACRES OF LAND IN THE WILLIAM KNOX SURVEY, A-385, HARRISON COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 4.049 ACRES CONVEYED FROM JOE DAVID POWELL TO JANICE K. POWELL, BY AN INSTRUMENT OF RECORD IN VOLUME 1318, PAGE 803, HARRISON COUNTY DEED RECORD (HCDR), SAID 4.029 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, TO WIT: BEGINNING AT A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 4.049 ACRE TRACT AND NORTHWEST CORNER OF THE RESIDUE OF A TRACT WHICH WAS CALLED 26.02 ACRES CONVEYED FROM CHRISTINE B. DUNN TO KERRY ALLEN MODISETTE, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 1735, PAGE 54, HARRISON COUNTY OFFICIAL PUBLIC RECORD (HCOPR), LYING IN THE SOUTH LINE OF SMYRNA CUTOFF ALSO KNOWN AS COUNTY ROAD 4604 (CR 4604); THENCE DEPARTING CR 4604, S01°44'51"E, 417.75 FEET ALONG THE COMMON LINE OF SAID 4.049 ACRE TRACT AND SAID RESIDUE TRACT TO A 1/2" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 4.049 ACRE TRACT AND A NORTHEAST CORNER OF THE RESIDUE OF A TRACT WHICH WAS CALLED 121 ACRES CONVEYED FROM CHARLES H. MANGHAM, JR.

560 SMYRNA CUTOFF

TO JAIME MANGHAM MURRAY, ET VIR, BY AN INSTRUMENT OF RECORD IN VOLUME 3745, PAGE 119, HCOPR;
THENCE S88°59'25"W, 420.20 FEET ALONG THE COMMON LINE OF SAID 4.049 ACRE TRACT AND THE RESIDUE OF THE SAID 121 ACRE TRACT TO A 3/4" IRON PIPE FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 4.049 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 2.02 ACRES CONVEYED FROM CHRISTINE BOLTON TO RAYMOND NEWTON BROWN, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 781, PAGE 186, HCDR;
THENCE N01°44'50"W, 417.59 FEET ALONG THE COMMON LINE OF SAID 4.049 ACRE TRACT AND SAID 2.02 ACRE TRACT TO A 3/4" IRON PIPE FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 4.049 ACRE TRACT AND NORTHEAST CORNER OF SAID 2.02 ACRE TRACT, LYING IN THE SOUTH LINE OF SAID CR 4604;
THENCE S 88 DEG. 58' 07" E, 420.19 FEET ALONG THE COMMON LINE OF SAID 4.049 ACRE TRACT AND SAID CR 4604 TO THE PLACE OF BEGINNING, CONTAINING 4.029 ACRES OF LAND, MORE OR LESS (the "Property")

**REPORTED
PROPERTY
ADDRESS:**

560 SMYRNA CUTOFF, DIANA, TX 75640

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the

560 SMYRNA CUTOFF

property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this 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.

Signed on the 1 day of May, 2022.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray

Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Heather Golden, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on 5/7/22 I filed at the office of the Harrison County Clerk and caused to be posted at the Harrison County courthouse (or other designated place) this notice of sale.

Signed: Heather Golden

Declarant's Name: Heather Golden

Date: 5/7/22

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF _____ §

_____ appeared in person before me today and stated under oath:

“My name is _____. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

“On behalf of the mortgagee and/or mortgage servicer of the indebtedness secured by a Deed of Trust dated 04/28/2020, executed by MARK JOEL MOORE AND WIFE MORGAN LYNLEE MOORE, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT OTHERWISE LIABLE and recorded in the recorded under Volume, Page or Clerk’s File No. DOCUMENT NUMBER 2020-000004700 in the real property records of Harrison County Texas, securing payment of the promissory note of the same date, I did on the ____ day of _____, 20____ post the APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE SALE, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Harrison, Texas, and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Harrison, Texas that same day.”

Jack O’Boyle, Chris Ferguson, Travis Gray, Auction.com, Travis Gray, Chris Ferguson, or Jack O’Boyle
Substitute Trustee

SUBSCRIBED AND SWORN TO before me on the ____ day of _____, 20____ by

Notary Public, State of Texas

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

NOTICE OF TRUSTEE(S) SALE

FILED FOR RECORD
28 MAY -7 PM 12:52
HEATHER HENRIKSEN
CLERK, HARRISON COUNTY, TEXAS

1. *Property to be sold.* The property to be sold is described as follows:

The 0.3380 acres of land, more or less, situated within the City of Hallsville, Harrison County, Texas, and more fully described in **Exhibit "A"** attached hereto and made a part hereof.

The property or its address is commonly known as 421 S Central St., Hallsville, TX 75650.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust ("Deed of Trust"):

Dated: December 3, 2014

Grantor: John L. Lafoy and Paula L. Lafoy, owning and occupying other property as homestead

Lender: Guaranty Bank & Trust, Division of Glacier Bank as successor in interest to Guaranty Bank & Trust, N.A., a national banking association.

Recording Information: Recorded on December 9, 2014, as Document Number 2014-000013347 in the Official Public Records of Harrison County, Texas

Secures: Promissory Note ("Note"), dated December 3, 2014, in the original principal amount of \$61,200.00, executed by John L. Lafoy and Paula L. Lafoy and payable to Guaranty Bank & Trust, N.A., a national banking association ("Lender"), as modified or extended.

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

Date: June 2, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Immediately outside the easternmost entrance to the Harrison County Courthouse in the city of Marshall or as designated by the County Commissioner's Court pursuant to section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee(s) under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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 beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly encouraged 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 Substitute Trustee(s) 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 Substitute Trustee(s) reserve 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 Substitute Trustee(s).

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by John L. Lafoy and Paula L. Lafoy. 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.

6. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the Lender has requested the Substitute Trustee(s) to conduct this sale. Notice is given that before the sale, the Lender may appoint another person as substitute trustee to conduct the sale.

Questions concerning the sale may be directed to the undersigned.

Dated: May 6, 2026

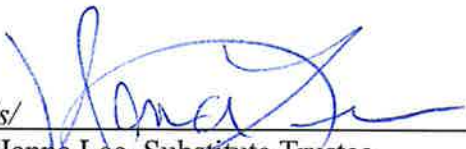

/s/ _____
Hanna Lee, Substitute Trustee
West, Webb, Allbritton & Gentry, P.C.
1515 Emerald Plaza
College Station, Texas 77845
Telephone: (979) 694-7000
Facsimile: (979) 694-8000

EXHIBIT "A"

All that certain lot, tract or parcel of land being 0.3380 acres of land, more or less, situated within the City of Hallsville, Harrison County, Texas, on the East side of Central Street. (Texas FM Road No. 450), and being part of the Wm. C. Crawford Survey, A-146, said 0.3380 acres more or less, is also Part of Block 108 and Block 110 as shown by the Official Map of the City of Hallsville, and being the same land conveyed by C. D. Hardin to Lawrence LaFoy and Eulyne LaFoy by Warranty Deed dated May _____, 1970, and recorded in Volume 684, Page 71 of the Deed Records of said County, said 0.3380 acres, more or less, is also more particularly described as follows using bearings which are oriented with True Meridian as determined by solar observations;

BEGINNING at a 1/2" iron rod with cap found on the East line of Central Street at the Northwest corner of the herein described 0.3380 acre tract and the Southwest corner of a 0.67 acre tract of land owned by Eulyne LaFoy (Deed Ref: Volume 1089, Page 485 of said Deed Records), and from which a hexhead bolt found on said East line of Highway Engineer's Centerline Station P. C. 2S + 44.45 bears South 08 deg 55' 00" East, 14.34 feet;

THENCE North 82 deg 16' 01" East, 197.71 feet along the South line of said 0.67 acre tract, to a 1/2" iron rod with cap found at the Southeast corner of same, and on the occupied West line of a called 11 acre tract owned by Lawrence LaFoy (Deed Ref: Volume 547, Page 110 of said Deed Records);

THENCE South 09 deg 57' 54" East, 62.07 feet along said occupied West line, to a 1/2" iron rod found at the occupied Southwest corner of said 11 acre tract and the Northwest corner of a called 0.19 acre tract owned by Ray Hester (Deed Ref: Volume 969, Page 285 of said Deed Records);

THENCE South 05 deg 16' 34" East, 9.84 feet along the West line of said 0.19 acre tract, to a 3/4" pinched top pipe found at the Northeast corner of a 0.821 acre tract owned by Gary Baker (Deed Ref: Volume 1425, Page 233 of said Deed Records);

THENCE South 80 deg 52' 44" West, 198.17 feet along the North line of said 0.821 acre tract to Northwest corner of same on said East line of Central Street, from which a 5/8" iron rod in concrete bears South 56 deg 42' E, 0.91 feet, and a power pole bears North 22 deg 19' West, 7.41 feet;

THENCE North 08 deg 55' 00" West along said East line, at 62.32 feet pass previously referenced hexhead bolt, and continue for a total distance of 76.66 feet, to the point of beginning, and containing 0.3380 acres of land, more or less.

Being the same property conveyed to Matthew C. Beatty by Texas Bank and Trust Company in deed dated April 28, 2005, recorded in Volume 3081, Page 264 of the Official Public Records of Harrison County, Texas.

TS#: 26-003234
LOAN TYPE: FHA

FILED FOR RECORD

2026 MAY -4 AM 11:13

NOTICE OF TRUSTEE'S FORECLOSURE SALE

HEATHER NEWMAN
COUNTY CLERK, HARRISON CO

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.

1. *Property to Be Sold.* The property to be sold is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.566 ACRE OF LAND IN THE JAMES HARRIS SURVEY, A-12, HARRISON COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED LOT 10, BLOCK 8, MOCKINGBIRD ADDITION, SECOND SUPPLEMENT, A SUBDIVISION OF RECORD IN VOLUME 651, PAGE 66, HARRISON COUNTY DEED RECORDS (HCDR) AND A PORTION OF LOT 6, BLOCK 8, MOCKINGBIRD ADDITION, FOURTH SUPPLEMENT, A SUBDIVISION OF RECORD IN VOLUME 873, PAGE 3, HCDR, CONVEYED FROM KENNETH W. POINDEXTER TO RODD KEMPTON, ET UX (KEMPTON TRACT), BY AN INSTRUMENT OF RECORD IN CLERKS FILE NUMBER 2023-000015215, HARRISON COUNTY OFFICIAL PUBLIC RECORDS (HCOPR), SAID 0.566 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SHOWN ON THE PLAT PREPARED BY 360 SURVEYING AS JOB NUMBER 2407-008, (BEARING BASIS: STATE PLANE COORDINATES, TEXAS NORTH CENTRAL 4202, NAD83, GRID)

BEGINNING AT A 1/2 INCH IRON ROD FOUND (N: 6,902,660.76, E: 3,256,225.59) FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID KEMPTON TRACT, SOUTHEAST CORNER OF SAID LOT 10, SECOND SUPPLEMENT, NORTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 11, BLOCK 8, OF SAID SECOND SUPPLEMENT, CONVEYED FROM KEVIN WILLIAMS, ET UX TO CHRISTOPHER L. HODGE, ET UX, BY AN INSTRUMENT OF RECORD IN CLERKS FILE NUMBER 2018-000013263, HCOPR, LYING IN THE WEST RIGHT OF WAY (R-O-W) LINE OF AMBASSADOR BOULEVARD;

THENCE DEPARTING AMBASSADOR BOULEVARD, S88 DEGREES 33 MINUTES 04 SECONDS W, 259.94 FEET ALONG THE COMMON LINE OF SAID KEMPTON TRACT, SAID LOT 10, SECOND SUPPLEMENT, SAID LOT 11, SECOND SUPPLEMENT AND THE RESIDUE OF A TRACT WHICH WAS CALLED LOT 6, BLOCK 8, OF SAID FOURTH SUPPLEMENT, CONVEYED FROM RICHARD ELLIS, ET UX TO DONALD WAYNE ALFORD, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 1011, PAGE 803, HCDR CROSSING SAID LOT 6, FOURTH SUPPLEMENT TO A 3/4 INCH IRON PIPE FOUND (N: 6,902,654.19, E: 3,255,965.73) FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID KEMPTON TRACT AND

Texas

NORTHWEST CORNER OF SAID RESIDUE TRACT, LYING IN THE EAST LINE OF A TRACT WHICH WAS CALLED LOTS 7 AND 8, BLOCK 8, OF SAID FOURTH SUPPLEMENT, CONVEYED FROM RICHARD ELLIS, ET AL TO EARL GRIFFITH, ET UX

(GRIFFITH TRACT), BY AN INSTRUMENT OF RECORD IN CLERKS FILE NUMBER 2018-000013263, HCOPR, LYING IN THE COMMON LINE OF SAID LOT 6, FOURTH SUPPLEMENT AND SAID LOT 7, FOURTH SUPPLEMENT; THENCE N01 DEGREES 18 MINUTES 00 SECONDS W, 94.77 FEET ALONG THE COMMON LINE OF SAID KEMPTON TRACT, SAID GRIFFITH TRACT, LOT 6, FOURTH SUPPLEMENT AND SAID LOT 7, FOURTH SUPPLEMENT TO A 3/4 INCH IRON PIPE FOUND (N: 6,902,748.94, E: 3,255,963.58) FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID KEMPTON TRACT, NORTHEAST CORNER OF SAID GRIFFITH TRACT, NORTHWEST CORNER OF SAID LOT 6, FOURTH SUPPLEMENT AND NORTHEAST CORNER OF SAID LOT 7, FOURTH SUPPLEMENT, LYING IN THE SOUTH LINE OF A TRACT WHICH WAS CALLED LOT 9, BLOCK 8, OF SAID SECOND SUPPLEMENT AND LOT 5, BLOCK 8, OF SAID FOURTH SUPPLEMENT, CONVEYED FROM ADRIAN LAZARO TO MARIA GUADALUPE VERA, ET AL (VERA TRACT), BY AN INSTRUMENT OF RECORD IN CLERKS FILE NUMBER 2015-000008859, HCOPR AND SOUTH LINE OF SAID LOT 5, FOURTH SUPPLEMENT;

THENCE N88 DEGREES 29 MINUTES 57 SECONDS E, ALONG THE COMMON LINE OF SAID KEMPTON TRACT, SAID VERA TRACT, SAID LOT 6, FOURTH SUPPLEMENT AND SAID LOT 7, FOURTH SUPPLEMENT, AT 109.83 FEET PASS A 1" IRON PIPE FOUND (N: 6,902,751.93, E: 3,256,073.38) FOR NORTHEAST CORNER OF SAID LOT 6, FOURTH SUPPLEMENT, SOUTHEAST CORNER OF SAID LOT 5, FOURTH SUPPLEMENT, NORTHWEST CORNER OF SAID LOT 10, SECOND SUPPLEMENT AND SOUTHWEST CORNER OF SAID LOT 9, SECOND SUPPLEMENT AND CONTINUING ALONG THE COMMON LINE OF SAID KEMPTON TRACT, SAID VERA TRACT, SAID LOT 10, SECOND SUPPLEMENT AND SAID LOT 9, SECOND SUPPLEMENT FOR A DISTANCE IN ALL OF 259.55 FEET TO A 1.5" IRON PIPE FOUND (N: 6,902,755.74, E: 3,256,223.05) FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID KEMPTON TRACT, SOUTHEAST CORNER OF SAID VERA TRACT, NORTHEAST CORNER OF SAID LOT 10, SECOND SUPPLEMENT AND SOUTHEAST CORNER OF SAID LOT 9, SECOND SUPPLEMENT, LYING IN THE WEST R-O-W LINE OF AMBASSADOR BOULEVARD;

THENCE S01 DEGREES 31 MINUTES 59 SECONDS E, 95.01 FEET ALONG THE COMMON LINE OF SAID KEMPTON TRACT, SAID LOT 10, SECOND SUPPLEMENT AND AMBASSADOR BOULEVARD TO THE PLACE OF BEGINNING, CONTAINING 0.566 ACRE OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded on **07/19/2024** as instrument **2024-000007929**, of the real property records of **HARRISON County, TX**.

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

Dated: **07/07/2026**

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place **Harrison County Courthouse, 200 West Houston, Marshall, TX 75670** or an area designated by the County Commissioners Court

The Deed of Trust permits the Mortgagee to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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 beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at: <https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

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.

5. Type of Sale. The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by

CHRISTIAN WILLIAMS AND LYDIA WILLIAMS, A MARRIED COUPLE

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of **\$274,928.00**, and payable to the order of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC, ITS SUCCESSORS and ASSIGNS;** (b) all renewals and extensions of the note, if applicable; (c) any and all present and future indebtednesses owed to **LAKEVIEW LOAN SERVICING LLC** who is the current owner and holder of the "Obligations" and is the current Mortgagee under the Deed of Trust.

Mortgage Servicing Information. ServiceMac, LLC, is acting as the Mortgage Servicer for **LAKEVIEW LOAN SERVICING LLC**, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ServiceMac, LLC, as Mortgage Servicer, is representing the Mortgagee whose address is: **LAKEVIEW LOAN SERVICING LLC C/O ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Indian Land, SC 29707.**

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 property securing the above-reference loan.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the Mortgagee has requested me, as **Kirk Schwartz, Justin Ritchie, Carson Emmons, Jeffrey Kramer, America West Lender Services (AWEST), Jeff Elliott, Auction.com LLC** to conduct this sale. Notice is given that before the sale the Mortgagee may appoint another person substitute trustee to conduct the sale.

Date: 04/28/2026

Jeff Elliott

Kirk Schwartz, Justin Ritchie, Carson Emmons, Jeffrey Kramer, America West Lender Services (AWEST), Jeff Elliott, Auction.com LLC
C/O America West Lender Services
5404 Cypress Center Drive, Suite 300
Tampa, FL 33609
844-693-4761
Fax : 877-317-0475

Posted by: *JABRIA Foy*
Printed Name: JABRIA Foy
Date: MAY 4, 2026

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

WHEREAS, on July 31, 2023, BRANDON L. NEAL, UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNKSY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2023-000009115 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRISON COUNTY, TEXAS; and

AM 11:33
HARRISON COUNTY, TEXAS

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 2, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 in **HARRISON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING 4.264 ACRES OF LAND SITUATED IN THE RACHAEL ARNOLD SURVEY, A-37, HARRISON COUNTY, TEXAS, AND BEING OUT OF THE NORTHEAST CORNER OF THAT CERTAIN 71.42 ACRES TRACT OF LAND DESCRIBED IN A DEED FROM M.B. WALDROP TO BILLY JACK HOLLEMAN AND FAYE HOLLEMAN, RECORDED IN VOL. 543, PAGE 568, OF THE DEED RECORDS, HARRISON COUNTY, TEXAS (DRHCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL REBAR FOUND IN THE NEW WEST RIGHT-OF-WAY (ROW) LINE OF STATE HIGHWAY 43 (SH 43) FOR THE NE CORNER OF THE SAID 71.42 ACRES TRACT, SAME BEING THE NE CORNER OF THIS TRACT, AND BEING S 06 DEG 51' 15" W, 207.15 FEET, FROM A TXDOT TYPE 1 ROW MONUMENT FOUND 70 FEET LEFT OF HIGHWAY CENTERLINE STATION 515+00;

THENCE: S 06 DEG 51' 15" W, WITH THE SAID NEW WEST ROW LINE, 193.17 FEET, TO A 3/8" STEEL REBAR SET FOR ANGLE POINT IN SAME, FROM WHICH A DISTURBED TXDOT TYPE 1 ROW MONUMENT BEARS N 43 DEG 52' 12" W, 0.56 FEET;

THENCE: S 01 DEG 08' 24" W, CONTINUING WITH THE NEW WEST ROW LINE, 306.28 FEET, TO A 1/2" STEEL REBAR FOUND FOR THE SE CORNER OF THIS TRACT AND BEING THE EASTERNMOST NE CORNER OF THE SOUTHWESTERN ELECTRIC POWER COMPANY 66.000 ACRES TRACT (DEED REFERENCE: VOL. 3905, PG. 99, OFFICIAL PUBLIC RECORDS, HARRISON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN VOL. 1588, PG. 1);

THENCE: N 88 DEG 51' 46" W, WITH THE LOWER NORTH LINE OF THE SAID 66.000 ACRES TRACT, 363.37 FEET, TO A 1/2" STEEL REBAR FOUND FOR THE INTERIOR ELL CORNER OF SAME AND BEING THE SW CORNER OF THIS TRACT;

THENCE: N 02 DEG 35' 38" W, WITH AN EAST LINE OF THE SAID 66.000 ACRES TRACT, 473.72 FEET, TO A 3/8" STEEL REBAR SET IN THE NORTH LINE OF THE SAID 71.42 ACRES TRACT FOR THE NORTHERNMOST NE CORNER OF THE 66.000 ACRES TRACT AND BEING THE NW CORNER OF THIS TRACT FROM WHICH A (FOUND) 1/2" STEEL REBAR BEARS S 87 DEG 36' 38" W, 2.06 FEET;

THENCE: N 87 DEG 34' 13" E, WITH THE SAID NORTH LINE OF THE 71.42 ACRES TRACT, 414.26 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.264 ACRES OF LAND.

Property Address: 10354 STATE HWY 43 S, MARSHALL, TX 75670
Mortgage Servicer: SERVICEMAC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707


The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

Resolve

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this April day of 23, 2026.


Authorized Agent of Auction.com, LLC as
Substitute Trustee, Harriett Fletcher, Meghan
Byrne, Ronnie Hubbard, Sheryl La Mont,
Heather Golden, Resolve Trustee Services, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

DEED OF TRUST INFORMATION:

Date: 06/30/2025
Grantor(s): JEFFERY WIELAND, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC; ITS SUCCESSORS AND ASSIGNS.
Original Principal: \$254,000.00
Recording Information: Instrument 2025-000008040
Property County: Harrison
Property: (See Attached Exhibit "A")
Reported Address: 118 PEGGY RUTH DRIVE, LONGVIEW, TX 75605

HEATHER HENNING
CLERK HARRISON CO

2025 APR 30 AM 9:01

FILED FOR RECORD

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL
Mortgage Servicer: Mortgage Solutions of Colorado, LLC
Current Beneficiary: MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL
Mortgage Servicer Address: 7450 Campus Dr., Suite 200, Colorado Springs, CO 80920

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of June, 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 Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, 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. Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, 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 Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, 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  whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on April 30, 2024 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: JABRIA FOY

Exhibit "A"

LOT 10, BLOCK 2, NORTH FORK ADDITION UNIT 2, AN ADDITION IN HARRISON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION BEING RECORDED IN CABINET A, SLIDE 146, PLAT RECORDS, HARRISON COUNTY, TEXAS.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2026 MAY -8 PM 2:40

THE STATE OF TEXAS
COUNTY OF HARRISON

§
§
§

KNOW ALL MEN BY THESE PRESENTS

CLERK HARRISON CO

BY: *[Signature]*

Date: May 4, 2026

Deed of Trust

Dated: September 8, 2025
Grantor: Luna MHP, LLC
Trustee: Joshua M. Black
Beneficiary: Pablo Luna and Maria Luna
County Where Property is Located: Harrison County
Recorded As: Document Number: 2025-000011088, Official Public Records of Harrison County, Texas.
Property: 5.309 acres, more or less, situated in the Hiram Blossom Survey, A-1, Harrison County, Texas, and being the same property conveyed to Luna MHP, LLC by deed recorded under Document Number-2025-000011087, Official Public Records of Harrison County, Texas.

DATE OF SALE OF PROPERTY (First Tuesday of the Month, Between 1:00 PM and 4:00 PM): June 2, 2026

Place of Sale of Property (Including County): At the Harrison County Courthouse, Marshall, Texas, at the place designated by the Commissioners of said County, the designation having been recorded in the office of the County Clerk of said County, which designation is adopted in this Notice by this reference.

WHEREAS, Luna MHP, LLC (the "Grantor"), executed Deed of Trust dated September 8, 2025, and recorded on September 9, 2025, in the Official Public Records of Harrison County, Texas, (the "Records") under Document Number: 2025-000011088 (together with all extensions, modifications, and renewals, if any, collectively referred to hereinafter as the "Deed of Trust");

WHEREAS, the Grantor, pursuant to the Deed of Trust, conveyed to Joshua M. Black (the "Original Trustee") for the benefit of Pablo Luna and Maria Luna (the "Beneficiary"), all of the Property described, defined, and referred to in the Deed of Trust;

WHEREAS, the Deed of Trust secures payment of that certain Promissory Note dated September 8, 2026, executed by the Grantor, as the Maker, and payable to the order of Pablo Luna

L
and Maria Luna (the "Beneficiary"), in the original principal sum of ONE HUNDRED FORTY EIGHT THOUSAND NINE HUNDRED SEVENTY SIX AND 37/100 DOLLARS (\$148,976.37) (together with all extensions, modifications, and renewals, if any, collectively referred to as the "Note");

WHEREAS, the Beneficiary is the current legal owner and holder of the indebtedness secured by the Deed of Trust (the "Indebtedness") and Beneficiary, as the holder of the Indebtedness, may appoint in writing a substitute or successor trustee succeeding to all rights and responsibilities conferred upon the Original Trustee in the Deed of Trust and by applicable law;

WHEREAS, Grantor has defaulted in the performance of its obligations under the Deed of Trust, notice has been given to Grantor by certified mail, return receipt requested, stating that Grantor is in default, and Grantor has failed to cure such default(s);

WHEREAS, acceleration of maturity and demand have been made upon Grantor for payment of the Indebtedness, and/or have been waived, and/or have occurred;

WHEREAS, the proceeds of the Note were used for commercial purposes, and the Property was not to be used by the debtor for residential purposes;

WHEREAS, the Deed of Trust named Joshua M. Black as Trustee of the Deed of Trust;

WHEREAS, the Beneficiary desires to appoint the undersigned, Dean A. Searle or Dillon G. Searle, as Substitute Trustee of the Deed of Trust;

WHEREAS, the Note secured by the Deed of Trust ("the Note") and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the Deed of Trust; and

WHEREAS, the Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days' notice and recording the Notice in the Harrison County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, I, Dean A. Searle, Substitute Trustee, at the request of the Beneficiary, hereby give notice, after due posting as required by the Deed of Trust and the Texas Property Code, that I will, or a Substitute Trustee will, after due posting and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust,

at the last-known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Harrison County Courthouse, Marshall, Harrison County, Texas, the area that has been designated as the general area where foreclosure sales are conducted pursuant to the order of the Commissioner's Court which has been recorded in the office of the County Clerk of Harrison County, Texas, the sale to begin no earlier than 1:00 PM and no later than three (3) hours after such time, on the first Tuesday of June, 2026.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The foreclosure sale would be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will be made subject to all prior matters of record effecting the property, if any, to the extent that they remain in force and effect and have not been subordinated in the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matter, if any.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE OR ANY DULY APPOINTED SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S). PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA. 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.

WITNESS BY HAND this 8th day of May, 2026.

Dean A. Searle
Dean A. Searle, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF HARRISON §

This instrument was acknowledged before me on the 8th day of May, 2026, by Dean A. Searle, Substitute Trustee.

Patricia Clifton
NOTARY PUBLIC, State of Texas
My Commission Expires: 10-14-29
Patricia Clifton
Typed or Printed Name of Notary



NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: May 12, 2026

2026 MAY 12 AM 9:38

Substitute Trustee: Lori Corpier, Daniel Connelly or Cain Trujillo, 409 W. Loop 281 #102, Longview, TX 75605

HEATHER HENSLER
BY SA

Lender: WJR Properties, LLC—Series 35

Note: Real Estate Lien Note dated June 23, 2022, executed by Jonathan Gonzales & Graciela Gonzales and made payable to WJR Properties, LLC—Series 35

Deed of Trust:

Date: June 23, 2022

Grantor: Jonathan Gonzales & Graciela Gonzales

Lender: WJR Properties, LLC—Series 35

Recording information: Instrument No. 2022-000010671, Official Public Records, Harrison County, Texas.

Property (including any improvements): All that certain lot, tract or parcel of land, a part of the PETER WHETSTON SURVEY, A-256, lying within the Corporate Limits of the City of Marshall, being all of LOT SIX (6), in BLOCK TWO (2) of the MERZBACHER ADDITION to the said City of Marshall, Texas, according to the plat of same recorded in Book 75, Page 501, Deed Records, Harrison County, Texas.

Date of Sale: June 2, 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 Substitute Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute 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, Substitute Trustee

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: May 12, 2026

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

Lender: WJR Properties, LLC—Series 38

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: June 2, 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

Lori Corpier, Trustee

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 02/01/2023

Grantor(s): Alejandro Hernandez

Mortgagee: 219 Marshall, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 2023-000003814

Property County: Harrison County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harrison County, Texas, being more particularly described as, **Lot 10, Shady Pines Mobile Home Park, Harrison County, Texas (Volume 1319, Page 541, Harrison County, Texas)**. (more particularly described in the Loan Documents).

Date of Sale: 6/2/2026

Earliest Time Sale Will Begin: 10:00 AM

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 or 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

FILED FOR RECORD
2026 MAY 12 AM 0:52
ALEXANDER HERNANDEZ
CO. CLERK HARRISON CO. TX

AM

Tejas

The Mortgagee, whose address is:

219 Marshall, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 5/12/2026



Christine Wheelless or Kevin Key or
Jay Jacobs or Phillip Hawkins or
Heather Golden or Jabria Foy or
Kara Riley or Catherine Geddie or
Harriett Fletcher or Sheryl LaMont
or Lucia Cortinas or Michelle
Figueroa or Enrique Loera or
Hans-Peter Ludwig or Michael
Journigan or David Koenig or
Jacqueline Holmes or Jesus
Guzman or Larry Rojas or Joey
Breau or Willian Ayala or Steve
Rangle or Jackie Hopson or Neiman
Henderson or Terry Griffin or
Jarrod Anderson or Michael
Shepherd or Francisco Rodriguez
or Marlene Massicotte or Gary
Diagle or Edgar Ochoa or Donna
Brammer or Isabell Cervera or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Tamiriramunashe Cathy Lee
Machoka or William Koenig or
Eduardo Silva or Peggy Munoz or
John Hodges or Rodolfo Pineda or
Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or
Yajaira Garcia or Jennifer Nava or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING 1.00 ACRE OF LAND, MORE OR LESS, SITUATED IN THE JAMES SHANDOIN SURVEY A-622, HARRISON COUNTY, TEXAS, AND BEING A PART OF A 6.00 ACRE TRACT OF LAND, HEADED "TRACT 1", AND AWARDED TO MILTON PIPKINS AND HELEN M. MOORE, AND DESCRIBED IN A DECREE CONFIRMING REPORT OF COMMISSIONERS DATED APRIL 12, 1988, AND RECORDED UNDER HARRISON COUNTY DISTRICT CLERK'S FILE NO. 40609, THE SAID 1.00 ACRE TRACT OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 6.00 ACRE TRACT;

THENCE NORTH 03 DEGREES 46 MINUTES 07 SECONDS WEST, 131.95 FEET (CALLED NORTH 03 DEGREES 37 MINUTES 10 SECONDS WEST, 131.92 FEET OF RECORD), TO A 3/8 INCH IRON ROD SET FOR ANGLE POINT IN THE WEST LINE OF SAID 6.00 ACRE TRACT;

THENCE NORTH 01 DEGREES 10 MINUTES 50 SECONDS EAST, 118.28 FEET, TO A 3/8 INCH IRON ROD SET IN THE WEST LINE OF SAID 6.00 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 6.00 ACRE TRACT BEARS NORTH 01 DEGREES 10 MINUTES 50 SECONDS EAST, 272.69 FEET;

THENCE NORTH 86 DEGREES 53 MINUTES 44 SECONDS EAST, ACROSS SAID 6.00 ACRE TRACT, 166.52 FEET, TO A 3/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 03 DEGREES 46 MINUTES 07 SECONDS EAST, ACROSS SAID 6.00 ACRE TRACT, PASSING THE NORTHWEST CORNER OF A 30 FEET WIDE ACCESS EASEMENT AT 106.77 FEET, AND CONTINUING, A TOTAL DISTANCE OF 249.91 FEET, TO A 3/8 INCH IRON ROD SET IN THE SOUTH LINE OF THE 6.00 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT, AND BEING SOUTH 86 DEGREES 53 MINUTES 44 SECONDS WEST, 288.81 FEET, FROM A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 6.00 ACRE TRACT;

THENCE SOUTH 86 DEGREES 53 MINUTES 44 SECONDS WEST, WITH AND ALONG THE SOUTH LINE OF SAID 6.00 ACRE TRACT, 176.72 FEET, TO THE PLACE OF BEGINNING, AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH THE RIGHT TO USE, NON-EXCLUSIVLY, THE FOLLOWING 30 FEET WIDE ACCESS EASEMENT:

BEING A 30 FEET WIDE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED 1.00 ACRE TRACT OF LAND, AND BEING OVER AND ACROSS THE ABOVE REFERENCED 6.00 ACRE TRACT OF LAND, SAID EASEMENT BEING CONTIGUOUS ON THE EAST WITH THE WEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD 9, AND CONTIGUOUS ON THE WEST WITH THE EAST LINE OF THE ABOVE DESCRIBED 1.00 ACRE TRACT OF LAND, AND BEING A STRIP OF LAND 30 FEET WIDE AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 6.00 ACRE TRACT, AND BEING IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD 9, AND BEING THE SOUTHEAST CORNER OF A 2.00 ACRE TRACT OF LAND, HEADED 'TRACT 2', AND AWARDED TO LOUISE H. CARVER, AND DESCRIBED IN THE ABOVE MENTIONED DISTRICT CLERK'S FILE NO. 40609;

THENCE NORTH 89 DEGREES 17 MINUTES 21 SECONDS WEST, WITH AND ALONG THE SOUTH LINE OF SAID 'TRACT 2', 416.99 FEET, TO A 2 INCHES (I.D.) IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 'TRACT 2', AND BEING A REENTRANT CORNER OF SAID 6.00 ACRE TRACT;

THENCE SOUTH 57 DEGREES 03 MINUTES 09 SECONDS WEST, ACROSS THE SAID 6.00 ACRE TRACT, 335.47 FEET, TO A POINT IN THE EAST LINE OF SAID 1.00 ACRE TRACT, WHICH POINT IS SOUTH 03 DEGREES 46 MINUTES 07 SECONDS EAST, 106.77 FEET, FROM A 3/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, AND BEING THE TERMINATION POINT OF SAID EASEMENT.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/27/1998 and recorded in Book 1872 Page 122 real property records of Harrison County, Texas.

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

Date: 06/02/2026

Time: 10:00 AM

Place: Harrison County, Texas at the following location: AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL 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 MILTON PIPKINS AND ROBIN PIPKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$82,950.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-RP1 is the current mortgagee of the note and deed of trust and NEWREZ LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-RP1 c/o NEWREZ LLC, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-RP1 obtained a Order from the 71st District Court of Harrison County on 04/17/2026 under Cause No. 26-0128. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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.auction.com or (800) 280-2832

Certificate of Posting

I am Jahia Fay whose address is c/o AVT Title Services, I.I.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on MAY 12, 2026 I filed 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.