

NOTICE OF TRUSTEE'S SALE

Date: November 26, 2025

Deed of Trust

Date: July 29, 2021
Grantor: Adan Duran Medina
Trustee: Royce H. Brown
Substitute Trustee: Scott Rectenwald
Beneficiary: Michael Rojas and Lindsay Rojas
County Where Property is Located: Harrison
Recorded In: Instrument number 2021-000009311, of the Official Public Records of Harrison County, Texas.
Property: All those lots, tracts or parcels of land described in the Deed With Reservation of Vendor's Lien from Michael Rojas and Lindsay Rojas to Adan Duran Medina, dated July 29, 2021, and recorded under instrument no. 2015-000009310 of the Official Public Records of Harrison County,

Trustee's Mailing Address (including county): c/o Scott Rectenwald, Attorney at Law, 110 West Fannin St., Marshall, Harrison County, Texas 75670.

Date of Sale of Property (First Tuesday of the month, between 10:00 a.m. and 2:00 p.m.): January 6, 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 reference.

Because of default in performance of the obligations of the aforementioned Deed of Trust, Scott Rectenwald as Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by said Deed of Trust.



Scott Rectenwald as Substitute Trustee

FILED FOR RECORD
2025 NOV 26 AM 10:53

HEATHER L. BROWN
CO. CLERK HARRISON CO.
BY SL DEPUTY

THE STATE OF TEXAS

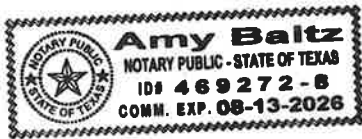
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COUNTY OF HARRISON

§

This instrument was acknowledged before me on the 26 day of November, 2025, by
Scott Rectenwald as Substitute Trustee



Amy Baltz
NOTARY PUBLIC, State of Texas
My Commission Expires: _____
Amy Baltz
Typed or Printed Name of Notary

FILED FOR RECORD

2025 DEC 8 PM 3:05

HEATHER HENIGAN
CO. CLERK HARRISON CO.

BY  DEPUTY

NOTICE OF FORECLOSURE SALE

December 8, 2025

re: 1502 E. Crockett Street, Marshall, Texas 75670

DEED OF TRUST

DATED: March 6, 2018

SUB. TRUSTEE: William Lamb
SH 5 Lake Cherokee
Henderson, Texas 75652

GRANTOR: Miranda Alicia Dominguez

LENDER: Kenneth Craig Nichols

RECORDED IN: County Clerk's File No. 2018-000002043, Official Records of Harrison County, Texas

PROP. ADDRESS: 1502 E. Crockett Street
Marshall, Texas 75670

LEGAL DESCRIP.: All that certain lot, tract, or parcel of land being the East Lot of Part 1, Block 20, of the Scogin Addition to the City of Marshall, Harrison County, Texas and being more particularly described in Volume 2763, Volume 333, Deed Records of Harrison County, Texas. (R20911)

SECURES: Promissory Note, dated March 6, 2018, with an original principal amount of \$24,000, executed by Miranda Alicia Dominguez

PROMISSORY NOTE

DATED: March 6, 2018

ORG. PRINCIPAL: \$24,000

MAKER: Miranda Alicia Dominguez

LENDER: Kenneth Craig Nichols

PROPERTY: All real property and improvements as described in and mortgaged in the deed of trust, including all rights and appurtenances thereto, with the exception of any released property.

SALE LOCATION: at the county courthouse in Harrison County, Texas

SALE DATE: January 6, 2026

SALE TIME: The public auction of the foreclosure sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time. The earliest time the sale

will begin is 1:00 p.m. or within 3 hours from that time.

TERMS OF SALE:

This public foreclosure sale will sell all property "AS-IS" at a public auction to the highest cash bidder, with the exception of the lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the deed of trust.

Due to the default in payment of the note and in performance of the obligations under the terms of the deed of trust, the lender directed the substitute trustee to administer the trust provisions.

The above-described deed of trust encumbers real property. This document constitutes formal notice by the lender to foreclose and sell the property, as described in lender's right and remedies under the deed of trust and in accordance with the terms of § 9.604(a) of the Texas Business and Commerce Code and the deed of trust.

Notice is hereby given that the foreclosure sale will commence at the sale location, sale date, and sale time indicated above. At that time, the substitute trustee will direct the sale of the property described in the deed of trust in the manner allowed by the deed of trust and applicable Texas law.

If there is any postponement or rescheduling of the foreclosure sale, additional notice will be reposted and refiled in accordance with the terms of the deed of trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the deed of trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the deed of trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the deed of trust for further assurances.

Pursuant to § 51.009 of the Texas Property Code, this property will be sold "AS-IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the deed of trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to § 51.0075(a) of the Texas Property Code, the substitute trustee will establish conditions for the foreclosure sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 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.

THIS DOCUMENT ASSIGNS WILLIAM LAMB AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE LENDER.



William Lamb

SUBSTITUTE TRUSTEE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2251113135

DATE: December 1, 2025

NOTE: Promissory Note described as follows:

Date: 11/29/2023
Debtor(s): Versatile Global LLC, a Texas limited liability company
Original Creditor: Kenneth E. Rose, Trustee of the Kenneth E. Rose Trust, Dated 8/3/94
Original Principal Amount: \$1,250,000.00
Current Holder: Kenneth E. Rose, Trustee of the Kenneth E. Rose 1994 Trust, Dated 8/3/94

DEED OF TRUST: Deed of Trust described as follows:

Date: 11/29/2023
Grantor: Versatile Global LLC, a Texas limited liability company
Trustee: Tolesoaz Corp. d/b/a Total Lender Solutions
Current Beneficiary: Kenneth E. Rose, Trustee of the Kenneth E. Rose 1994 Trust, Dated 8/3/94
Recorded: 12/7/2023, In Book/Reel/Liber: Page/Folio: as Instrument No.: 2023-000014491, In the County of Harrison, State of Texas

LENDER: Kenneth E. Rose, Trustee of the Kenneth E. Rose 1994 Trust, Dated 8/3/94

BORROWER: Versatile Global LLC, a Texas limited liability company

PROPERTY: The real property described as follows:

See Exhibit A attached hereto and made a part of

802 West Houston Street, Marshall, TX 75670, 201 South College Street, Marshall, TX 75670, 2010 South College Street, Marshall, TX 75670

**SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp,
Randy S. Newman and Abstracts/Trustees Of Texas, LLC**

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona
85027, Phone: 623-581-3262

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

1/6/2026, the first Tuesday of the month, to commence at **1:00 PM** (or within 3 hours
after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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.

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations
under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and
holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has
requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust
and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property
described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of
Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property
and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other
substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder
for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The
sale and conveyance of the Property will be subject to all matters of record applicable to the
Property that are superior to the Deed of Trust and to any permitted exceptions to title described
in the Deed of Trust. Substitute Trustee has not made and will not make any covenants,
representations, or warranties about the Property other than providing the successful bidder at
the sale with a deed to the Property containing any warranties of title required by the Deed of
Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:

Susan Mills 

TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp, Randy S. Newman and Abstracts/Trustees Of Texas, LLC, Trustee

EXHIBIT A

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Marshall, County of Harrison, State of Texas, and being more particularly described as follows:

Tract #1:

Beginning a 6.46 acre tract of land situated in the Peter Whetstone Survey No. A-756, City of Marshall, Harrison County, Texas, being all of Outlot 42 Southwest of the Original Town site per maps on file in the City of Marshall Engineers Office, and being all of Tract #1 described in a deed to Maksim Kovalerchik, recorded in H.C.C.F. No. 2018-000004366;

Said 6.46 acre tract being more particularly described by metes and bounds as follows of which said bearings are referenced to GRID North,

Beginning at a point for corner in a concrete flume for the southwest corner of said Tract #1 and bearing the southwest corner of said OL 42 and being on the north margin of Whetstone Street, from which a found 1/2" iron pipe (city monument), bears South 13 degrees 48 minutes 22 seconds West, 67.36 feet.

Thence North 3 degrees 28 minutes 48 seconds West, with the west line of said OL 42, 503.24 feet to a point for corner on the south right of way West Houston Street, from which a found City Monument Bears North 72 degrees 39 minutes 57 seconds West, 68.74 feet.

Thence North 76 degrees 55 minutes 21 seconds East, with the south right of way line of said Houston Street, and the north line of said Lot 42, 80.68 feet to a X cut in a concrete sidewalk;

Thence North 81 degrees 56 minutes 27 seconds East with the south right of way line of said Houston Street, and the north line of said Lot 42, 489.08 feet to a X cut in a concrete sidewalk, at the intersection of the south right of way of said Houston Street, and the west right of way of College Street, from which a found 1" iron pipe bears North 74 degrees 28 minutes 55 seconds East, 81.45 feet;

Thence South 03 degrees 01 minutes 52 seconds East with the west right of way of said College Street, 402.24 feet to a point for corner in brick retaining wall, for the most northern corner of a tract described as a Street Dedication to the City of Marshall recorded in Volume 880, Page 248 (HCDR), same being the point of curvature to the right;

Thence with the northwest line of said Street Dedication the following courses and distance.

1) with said curve having a radius of 63.48 feet, an arc length of 62.37 feet, a chord length of 59.89 feet, a chord bearing South 26 degrees 06 minutes 57 seconds West, and a delta angle of 56 degrees 17 minutes 38 seconds, to a 1/2" iron rod with plastic cap stamped "MTX Surveying", set for the end of said curve.

2) South 53 degrees 15 minutes 08 seconds West, 55.78 feet to a PK nail with metal washer stamped "MTX Surveying", set for the beginning for curve to the left;

3) with said curve being a radius of 146.71 feet, an arc length of 92.08 feet, a chord length of 90.53 feet, a chord bearing of South 33 degrees 03 minutes 06 seconds West, and a delta angle 35 degrees 57 minutes 47 seconds West, to a PK nail with metal washer stamped "MTX Surveying", set for the southwest corner of said Street Dedication, and being on the north right of way of Whetstone Street, same being the south line of said Block 42;

Thence South 87 degrees 19 minutes 12 seconds West, with the common south line of said Block 42 and the

north right of way of said Whelstone Street, 415.00 feet to the Place of Beginning containing 6.46 acres more or less.

Tract #2:

Being a 4.66 acre tract of land situated in the Peter Whelstone Survey, A-766, City of Marshall, Harrison County, Texas, being all of Outlots 43, 44, 45, 46, 47, 49 and part of 48, 49A, 49B and 50A Southwest of the Original Town of site per maps on file in the City of Marshall Engineers Office, and being all of the following tracts, and being all of Tracts 2, 3, 4, 56, 6, 7, 8, 9, 10 and 11 described in a deed to Maksim Kovalerchik, recorded in H.C.C.F. No. 2018-000004366;

Said 4.66 acre tract being more particularly described by metes and bounds as follows to which said bearings are referenced to GRID North.

Beginning at a PK nail with metal washer stamped "MTX Surveying" set for southwest corner of said OL 48 and being within the pavement of College Street, from which a found 1/2" iron pipe (city monument), bears South 62 degrees 07 minutes 16 seconds East, 35.13 feet;

Thence South 88 degrees 00 minutes 12 seconds West, with the south line of said OL 48, and the north right of way of College Street, 342.95 feet to a 1/2" iron rod plastic cap stamped "MTX Surveying", set for the apparent southwest corner of said Tract #9;

Thence North 04 degrees 00 minutes 49 seconds West, across said OL 48, 70.04 feet to a 1/2" iron rod plastic cap stamped "MTX Surveying" set on the south line of said Tract 10;

Thence South 88 degrees 00 minutes 12 seconds West, with the south line of said Tract 10, 52.07 feet to a 1/2" iron rod plastic cap stamped "MTX Surveying", set for the southeast corner of a tract described to Marshall School Board, recorded in Volume 491, Page 290 (HCDR);

Thence with the common lines between said Tract 10, and said Marshall School Board tract, the following courses and distance

- 1) North 02 degrees 33 minutes 48 seconds West, 100.12 feet to a set 1/2" iron rod plastic cap stamped "MTX Surveying";
- 2) South 89 degrees 33 minutes 12 seconds West, 61.20 feet to a set 1/2" iron rod plastic cap stamped "MTX Surveying";
- 3) South 03 degrees 10 minutes 28 seconds East, 52.14 feet to a set 1/2" iron rod plastic cap stamped "MTX Surveying", on the north line of a tract described in a deed to Marvin Cureton, recorded in Volume 1361, Page 396, (HCDR), from which a 2" metal fence corner post bears North 88 degrees 24 minutes 16 seconds East, 8.61' feet;

Thence South 87 degrees 04 minutes 37 seconds West, with the south line of said Tract 10, the north line of said Cureton tract, and the north line of a tract described as part of OL 51, in a deed to Nathaniel Powel, Sr. and Et ux, recorded in Volume 234 page 620 (HCDR), 52.24 feet to a 1/2" iron pipe found near a 2" metal fence corner for the southwest corner of said Tract 10, and the southeast corner of called 0.384 acre tract described in a deed to Yalowski Johnson and Keonda Johnson Volume 1358, Page 779, (HCOPR);

Thence North 02 degrees 48 minutes 48 seconds West, with the west line of said Tract 10, and the east line of said Johnson tract, 184.18 feet to a found 2" metal fence corner for the southwest corner of a tract described to Wayne Kean McClay, recorded in Volume 1305, page 759 (HCOPR);

Thence North 86 degrees 22 minutes 13 seconds East, with the north line of said Tract 10, and the south line of said McClay tract, 50.70 feet to a 1" iron pipe found near a 2" metal fence corner for the southwest corner of a called 0.2 acre tract, described in a deed to Oscar Torres, Et Ux, recorded in Volume 4266, Page 17 (HCOPR);

Thence North 86 degrees 02 minutes 32 seconds East, with the north line of said Tract 10, and the south line of

said Torres tract, 59.94 feet to a 1" iron pipe found near a 2" metal fence corner for the southwest corner of a tract described in a deed to Dr. Robert J. Matlock, Et Ux, recorded in Volume 767, Page 461 (HCOPR);

Thence North 85 degrees 08 minutes 53 seconds East, with the north line of said Tract 10, and the south line of said Matlock Tract, 89.38 feet to a 3/4" iron pipe found for the southeast corner of said Matlock tract, and the southwest corner of said Tract 11;

Thence North 03 degrees 55 minutes 04 seconds West, with the east line of said Matlock tract, and the west line of said Tract 11, 156.09 feet to a 1" iron pipe found on the south right of way of West Houston Street;

Thence North 76 degrees 44 minutes 04 seconds East, with the south right of way of said West Houston Street, and the north lines of said Tract 11, Tract 4, and the said Tract 2, 331.21 feet to a 1/2" iron rod plastic cap stamped "MTX Surveying", set for the northeast corner of said Tract 2, and the northeast corner of said OL43;

Thence South 03 degrees 28 minutes 48 seconds East, with the east lines of OL43, OL45, OL46 and OL47, 640.83 feet to the Place of Beginning containing 4.65 acres of land more or less.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot in Block on the City of Marshall Tax Map.

3971 STATE HWY 154
MARSHALL, TX 75670

FILED FOR RECORD

2025 DEC 4 AM 10:43

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HEATHER HENIGAN
CO. CLERK HARRISON CO.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

BY No 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.

1. **Date, Time, and Place of Sale.**

Date: January 06, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 14, 2018 and recorded in Document DOCUMENT NO. 2018-000006495 real property records of HARRISON County, Texas, with MEGAN L. COLE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MEGAN L. COLE, securing the payment of the indebtednesses in the original principal amount of \$88,270.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **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 to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



3971 STATE HWY 154
MARSHALL, TX 75670

00000010084812

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.

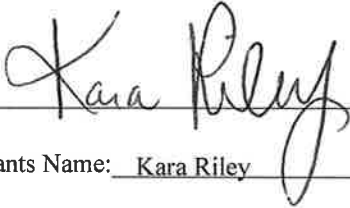
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is Kara Riley, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on December 4, 2025 I filed at the office of the HARRISON County Clerk and caused to be posted at the HARRISON County courthouse this notice of sale.



Declarants Name: Kara Riley

Date: December 4, 2025

3971 STATE HWY 154
MARSHALL, TX 75670

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HARRISON

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 4.002 ACRES OF LAND IN THE HENRY MORGAN SURVEY, A-441, HARRISON COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 4.1 ACRES AND CONVEYED FROM L.T. TAYLOR, ET UX, TO R.G. CHRISTMAS, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 610, PAGE 424, HARRISON COUNTY DEED RECORDS (HCDR), SAID 4.002 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" IRON PIPE FOUND WITH CRIMP TOP FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 4.1 ACRE TRACT AND SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 1.09 ACRES AND CONVEYED FROM LENNIE NAOMI TALLEY TO JOSEPH CHARLES TALLEY, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2013-000005548, HARRISON COUNTY OFFICIAL PUBLIC RECORD (HCOPR), LYING IN THE EAST LINE OF RAY JONES ROAD;

THENCE DEPARTING RAY JONES ROAD, N 88°06'07" E, 643.13 FEET ALONG THE COMMON LINE OF SAID 4.1 ACRE TRACT, SAID 1.09 ACRE TRACT AND THE RESIDUE OF A 5 ACRE TRACT WHICH WAS CONVEYED FROM D.C.R. LOCKHART TO J.M. WILSON, BY AN INSTRUMENT OF RECORD IN VOLUME 156, PAGE 100, HCDR, TO A 2 1/2" METAL FENCE CORNER POST FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 4.1 ACRE TRACT AND SOUTHEAST CORNER OF SAID 5 ACRE TRACT, LYING IN THE WEST RIGHT OF WAY (R-O-W) LINE OF STATE HIGHWAY 154 (SH 154);

THENCE S 34°37'48" E, 92.42 FEET ALONG THE COMMON LINE OF SAID 4.1 ACRE TRACT AND SH 154 TO A TYPE I TXDOT CONCRETE RIGHT OF WAY MONUMENT FOUND FOR BEGINNING OF A CURVE;

THENCE 599.66 FEET ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE LEFT, (DELTA= 23°10'39", RADIUS=1,482.39 FEET, CHORD= S46°13'08" E, 595.58 FEET), TO A 5/8" IRON ROD SET FOR NORTHEAST CORNER AND END OF CURVE, BEING THE NORTHEAST CORNER OF SAID 4.1 ACRE TRACT, LYING IN THE WEST LINE OF RAY JONES ROAD;

THENCE DEPARTING SH 154, S09°03'11"W, 50.39 FEET ALONG THE COMMON LINE OF SAID 4.1 ACRE TRACT AND RAY JONES ROAD TO A 5/8" IRON ROD SET FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 4.1 ACRE TRACT;

THENCE N 65°11'15"W, 1,231.02 FEET CONTINUING ALONG SAID COMMON LINE TO THE PLACE OF BEGINNING, CONTAINING 4.002 ACRES OF LAND, MORE OR LESS.

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

WHEREAS, on May 16, 2023, JENNIFER MICHELLE LAFORGE, UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to BLACK, MANN & GRAHAM, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR STOCKTON MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2023-000005990 and rerecorded under County Clerk Number 2023-000006242 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARRISON COUNTY, TEXAS; and BY ha AGENT

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, JANUARY 6, 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: ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT 1, BLOCK 1 OF THE SHADY ACRES ADDITION, SECTION 1, TO THE CITY OF MARSHALL, HARRISON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION, AS THE SAME APPEARS OF RECORD IN CABINET A, SLIDE 46-B, OF THE PLAT RECORDS OF HARRISON COUNTY, TEXAS.

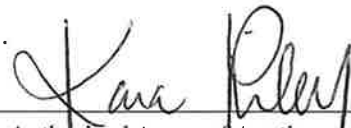
Property Address: 11 CHERRYWOOD CIR, MARSHALL, TX 75672
Mortgage Servicer: SERVICEMAC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

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.

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 4th. day of December, 2025.



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: August 19, 2020
Grantor(s): Jeremy Slaughter, single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Cityworth Mortgage LLC
Original Principal: \$149,246.00
Recording Information: 2020-000009473
Property County: Harrison
Property: All that certain lot, tract or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, and being Lot Four (4) in Block One (1) of the Cyphers Addition, Unit III, as shown by the plat of said Addition recorded in Cabinet A, Slide 136, of the Plat Records of Harrison County, Texas.
Property Address: 207 Warren Drive
Marshall, TX 75672

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Servbank, SB
Mortgage Servicer: Servbank, N.A.
Mortgage Servicer Address: 3138 E. Elwood Street
Phoenix, AZ 85034

SALE INFORMATION:

Date of Sale: January 6, 2026
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Auction.com, LLC, and Padgett Law Group, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092

FILED FOR RECORD
OCT 23 PM 3:03
CLERK HARRISON CO
HEATHER HENDON
DEPUTY

PLG File Number: 25-000475-2

1

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on October 23, 2025, I filed at the office of the Harrison County Clerk to be posted at the Harrison County courthouse this notice of sale.

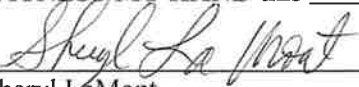


Declarant's Name: Sheryl LaMont

Date: October 23, 2025

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

WITNESS MY HAND this 23rd. day of October, 2025.



Sheryl LaMont

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: **August 17, 2007**
Grantor(s): **CANDACE N. BORDEN AND JARED S. BORDEN**
Original Mortgagee: **BANK OF AMERICA, N.A.**
Original Principal: **\$146,680.00**
Recording Information: **Book 3694, Page 213**
Property County: **Harrison**

Property: **All that certain lot, tract or parcel of land situated in Harrison County, Texas, about 14 1/2 miles Northwest of the Courthouse in the City of Marshall, being 1.217 acres of land, a part of the W. R. Alexander Survey, A-55, and being a part of that certain 48.149 acre tract described in deed from William R. Taylor, et ux, to Tad Poutinen, et ux, dated December 4, 1991, and recorded in Volume 1293, Page 405 of the Harrison County Deed Records, said 1.217 acres being more particularly described as follows:**

Beginning at a 1/2" iron rod found for corner on the North line of said 48.149 acre tract, same being the South line of that certain 30.12 acre tract described in deed to Ben Newman, and recorded in Volume 1017, Page 220 of said Deed Records, being the Northeast corner of that certain 1.041 acre tract described in deed to Tamatha Gifford, recorded in Volume 3515, Page 61 of the Harrison County Public Records, said rod bears South 59 deg. 11` 28" East - 782.25 feet from a 3/8" iron rod at the Northwest corner of said 48.149 acre tract;

Thence South 59 deg. 11` 28" East, with the North line of said 48.149 acre tract and the South line of said 30.12 acre tract, 193.36 feet to 1/2" iron rod found for corner on same, being the Northerly Northwest corner of that certain 12.421 acre tract described in deed to Jeffery Strong, recorded in Volume 1773, Page 56 of said Public Records;

Thence South 41 deg. 30` 19" West, with a Northwest line of said 12.421 acre tract, 297.02 feet to a 1/2" iron rod found for corner on the North margin of Field of Dreams Road, a county maintained road;

Thence North 48 deg. 29` 41" West, with said North margin, 190.00 feet to a 1/2" iron rod with surveyors cap set for corner, being the Southeast corner of said 1.041 acre tract;

Thence North 41 deg. 30` 19" East, with the Southeast line of said 1.041 acre tract, 261.13 feet to the place of beginning and containing 1.217 acres of land.

BEARING BASIS: Bearings are oriented to the record bearing of the North line of said 48.149 acre tract

FILED FOR RECORD
2007 NOV 20 AM 10:19
HARRISON COUNTY
CLERK OF COURTS
J. H. BORDEN

Property Address: **269 Field of Dreams Road
Harleton, TX 75651**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **MCLP Asset Company, Inc.**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer **75 Beattie Place**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **January 6, 2026**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **Harrison County Courthouse, 200 West Houston, Marshall, TX 75670, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court**
Substitute Trustee: **Auction.com LLC or Padgett Law Group, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092**

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Plms

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Kara Riley, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on November 20, 2025, I filed at the office of the Harrison County Clerk to be posted at the Harrison County courthouse this notice of sale.

Kara Riley

Declarant's Name: Kara Riley

Date: November 20, 2025

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Henry Irving, Jr. and Gloria Irving	Deed of Trust Date	May 20, 2013
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for One Reverse Mortgage, LLC, its successors and assigns	Original Principal	\$310,500.00
Recording Information	Instrument #: 2015-000005135 (correction instrument recorded on 6/24/2024 under Document #: 2024-000006846) in Harrison County, Texas	Original Trustee	G. Tommy Bastian
Property Address	2603 FM 2682, Karnack, TX 75661	Property County	Harrison

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	01/06/2026
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harrison County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harrison County Commissioner's Court.
Substitute Trustees	Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher, Sheryl LaMont, Heather Golden, Jabria Foy, Kara Riley, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

LAND SITUATED IN THE CITY OF KARNACK IN THE COUNTY OF HARRISON IN THE STATE OF TX ALL THAT CERTAIN 1.998 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7 AND THE WILLIAM ELLIOTT SURVEY, A-227, HARRISON COUNTY, TEXAS AND BEING ALL OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR. ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.998 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE SWC OF SAID 2 ACRE TRACT, SAME BEING THE MOST SOUTHERN SEC OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS AND ON THE NBL OF A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 OF SAID DEED RECORDS FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE N 00 DEGREES 28' 10" W, ALONG THE WBL OF SAID 2 ACRE TRACT AND THE MOST SOUTHERN EBL OF SAID 92.901 ACRE TRACT, 293.37 FEET TO A 2 INCH FLAT BAR FOUND AT THE NWC OF SAID 2 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT;

NOTICE OF TRUSTEE'S SALE

THENCE EAST (RECORD BEARING), ALONG THE NBL OF SAID 2 ACRE TRACT AND THE MOST EASTERN SBL OF SAID 92.901 ACRE TRACT, 295.19 FEET TO A 1/2 INCH IRON ROD SET AT THE NEC OF SAID 2 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS EAST 295.56 FEET; THENCE S 00 DEGREES 28' 10" E, ALONG THE EBL OF SAID 2 ACRE TRACT, 296.38 FEET TO A 1/2 INCH IRON ROD SET AT THE SEC OF SAID 2 ACRE TRACT, SAME BEING ON THE NBL OF SAID 5.56 ACRE TRACT FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 25' 00" E 291.31 FEET;

THENCE N 89 DEGREES 25' 00" W, ALONG THE SBL SAID 2 ACRE TRACT AND THE NBL OF SAID 5.56 ACRE TRACT, 295.23 FEET TO THE PLACE OF BEGINNING CONTAINING 1.998 ACRES OF LAND.

PROPOSED 20 FOOT WIDE ACCESS EASEMENT

EASEMENT NO. 1

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. HAVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 5.56 ACRE TRACT ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF FARM-TO-MARKET (FM) 2682 FROM WHICH A CONCRETE MONUMENT FOUND AT AN ANGLE POINT ON THE SBL OF SAID 5.56 ACRE TRACT BEARS S 74 DEGREES 24' 16" W 205.89 FEET AND A 1-1/2 INCH IRON PIPE FOUND AT THE NEC OF SAME BEARS N 74 DEGREES 24' 16" E 248.04 FEET;

THENCE ACROSS SAID 5.56 ACRE TRACT AND ALONG THE CENTER OF A ROCK DRIVEWAY AS FOLLOWS:

N 43 DEGREES 25' 59" W 44.61 FEET TO AN ANGLE POINT;

N 68 DEGREES 47' 54" W 115.70 FEET TO AN ANGLE POINT;

N 55 DEGREES 30' 33" W 188.38 FEET TO AN ANGLE POINT;

N 42 DEGREES 24' 47" W 69.28 FEET TO AN ANGLE POINT;

N 20 DEGREES 56' 21" W 48.72 FEET TO AN ANGLE POINT AND;

N 04 DEGREES 46' 47" W 56.02 FEET TO A POINT OF TERMINATION ON THE NBL OF SAID 5.56 ACRE TRACT, SAME BEING ON THE MOST SOUTHERN SBL OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE SWC OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET.

EASEMENT NO. 2

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 92.901 ACRE TRACT, SAME BEING ON THE NBL OF A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE MOST SOUTHERN SEC OF SAID 92.901 ACRE TRACT BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE ACROSS SAID 92.901 ACRE TRACT AND ALONG THE CENTER OF SAID ROCK DRIVEWAY AS FOLLOWS:

N 04 DEGREES 46' 47" W 79.21 FEET TO AN ANGLE POINT;

NOTICE OF TRUSTEE'S SALE

**N 12 DEGREES 25' 34" E 25.05 FEET TO AN ANGLE POINT AND;
N 61 DEGREES 53' 42" E 24.23 FEET TO A POINT OF TERMINATION ON THE MOST SOUTHERN EBL
OF SAID 92.901 ACRE TRACT, SAME BEING THE WBL OF A CALLED 2 ACRE TRACT DESCRIBED IN
DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED
IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS FROM WHICH A 2 INCH IRON FLAT BAR
FOUND AT AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT BEARS N 00 DEGREES 28' 10"
W 178.60 FEET.**

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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 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.

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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

NOTICE OF TRUSTEE'S SALE

armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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.

Dated November 13, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: **TAHERZADEH, PLLC**
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

Marcia Bayer
Deputy

71ST JUDICIAL DISTRICT

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Mortgage Assets Management, LLC, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 2603 FM 2682, Karnack, TX 75661 and legal description as described in the Real Property Records of Harrison County, Texas as follows:

LAND SITUATED IN THE CITY OF KARNACK IN THE COUNTY OF HARRISON IN THE STATE OF TX

ALL THAT CERTAIN 1.998 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7 AND THE WILLIAM ELLIOTT SURVEY, A-227, HARRISON COUNTY, TEXAS AND BEING ALL OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR. ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.998 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE SWC OF SAID 2 ACRE TRACT, SAME BEING THE MOST SOUTHERN SEC OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS AND ON THE NBL OF A DEFAULT ORDER

281-00921

CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 OF SAID DEED RECORDS FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE N 00 DEGREES 28' 10" W, ALONG THE WBL OF SAID 2 ACRE TRACT AND THE MOST SOUTHERN EBL OF SAID 92.901 ACRE TRACT, 293.37 FEET TO A 2 INCH FLAT BAR FOUND AT THE NWC OF SAID 2 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT;

THENCE EAST (RECORD BEARING), ALONG THE NBL OF SAID 2 ACRE TRACT AND THE MOST EASTERN SBL OF SAID 92.901 ACRE TRACT, 295.19 FEET TO A 1/2 INCH IRON ROD SET AT THE NEC OF SAID 2 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS EAST 295.56 FEET;

THENCE S 00 DEGREES 28' 10" E, ALONG THE EBL OF SAID 2 ACRE TRACT, 296.38 FEET TO A 1/2 INCH IRON ROD SET AT THE SEC OF SAID 2 ACRE TRACT, SAME BEING ON THE NBL OF SAID 5.56 ACRE TRACT FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 25' 00" E 291.31 FEET;

THENCE N 89 DEGREES 25' 00" W, ALONG THE SBL SAID 2 ACRE TRACT AND THE NBL OF SAID 5.56 ACRE TRACT, 295.23 FEET TO THE PLACE OF BEGINNING CONTAINING 1.998 ACRES OF LAND.

PROPOSED 20 FOOT WIDE ACCESS EASEMENT

EASEMENT NO. 1

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. HAVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE

PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 5.56 ACRE TRACT ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF FARM-TO-MARKET (FM) 2682 FROM WHICH A CONCRETE MONUMENT FOUND AT AN ANGLE POINT ON THE SBL OF SAID 5.56 ACRE TRACT BEARS S 74 DEGREES 24' 16" W 205.89 FEET AND A 1-1/2 INCH IRON PIPE FOUND AT THE NEC OF SAME BEARS N 74 DEGREES 24' 16" E 248.04 FEET;

THENCE ACROSS SAID 5.56 ACRE TRACT AND ALONG THE CENTER OF A ROCK DRIVEWAY AS FOLLOWS:

N 43 DEGREES 25' 59" W 44.61 FEET TO AN ANGLE POINT;

N 68 DEGREES 47' 54" W 115.70 FEET TO AN ANGLE POINT;

N 55 DEGREES 30' 33" W 188.38 FEET TO AN ANGLE POINT;

N 42 DEGREES 24' 47" W 69.28 FEET TO AN ANGLE POINT;

N 20 DEGREES 56' 21" W 48.72 FEET TO AN ANGLE POINT AND;

N 04 DEGREES 46' 47" W 56.02 FEET TO A POINT OF TERMINATION ON THE NBL OF SAID 5.56 ACRE TRACT, SAME BEING ON THE MOST SOUTHERN SBL OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE SWC OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET.
EASEMENT NO. 2

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO
DEFAULT ORDER

281-00921

HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 92.901 ACRE TRACT, SAME BEING ON THE NBL OF A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE MOST SOUTHERN SEC OF SAID 92.901 ACRE TRACT BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE ACROSS SAID 92.901 ACRE TRACT AND ALONG THE CENTER OF SAID ROCK DRIVEWAY AS FOLLOWS:

N 04 DEGREES 46' 47" W 79.21 FEET TO AN ANGLE POINT;

N 12 DEGREES 25' 34" E 25.05 FEET TO AN ANGLE POINT AND;

N 61 DEGREES 53' 42" E 24.23 FEET TO A POINT OF TERMINATION ON THE MOST SOUTHERN EBL OF SAID 92.901 ACRE TRACT, SAME BEING THE WBL OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS FROM WHICH A 2 INCH IRON FLAT BAR FOUND AT AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT BEARS N 00 DEGREES 28' 10" W 178.60 FEET.

2. The name and last known address of each Respondent subject to the order are:

Gloria Irving, Deceased
2603 FM 2682
Karnack, TX 75661

Henry Irving, Jr.
2603 FM 2682
Karnack, TX 75661

3. The recording or indexing information of each lien to be foreclosed is as follows:


Instrument #: 2015-000005135 in the Real Property Records of Harrison
County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or
Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

5. Petitioner may communicate with each Respondent and all third parties as reasonably
necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a
Respondent is represented by counsel.

Signed, this 11 day of Sept, 2024.



Judge Presiding

Approved as to form by:

/s/ **Scott H. Crist**

- ☐ Selim H. Taherzadeh
Texas Bar No. 24046944
st@taherzlaw.com
- ☐ Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com
- ☒ Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF HARRISON

§
§
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KNOW ALL MEN BY THESE PRESENTS

Date: December 2, 2025

Deed of Trust

Date: February 27, 2017

Grantor: Travis Brown and Alice Brown

Trustee: Timothy P. Lester

Beneficiary: Leatha L. Grant

County Where Property is Located: Harrison

Recorded In: Document Number 2017-000001984 Official Public Records

FILED FOR RECORD
2025 DEC -2 PM 2:31
HEATHER HENIGAN
CO. CLERK HARRISON, CO
6. DEEDITY

Property: All of Lot No. 7 and 8 in Block 5 of the Parkview Addition to said City of Marshall according to the map or plat of said Addition; Commonly known as 1201 S. Grove Street, Marshall, Texas.

DATE OF SALE OF PROPERTY (First Tuesday of the Month, Between 1:00 PM and 4:00 PM): January 6, 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, Travis Brown and Alice Brown (the "Grantor"), executed Deed of Trust dated February 27, 2017, and recorded on March 1, 2017, in the Official Public Records of Harrison County, Texas, (the "Records") under Document Number 2017-000001984 (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 Timothy P. Lester (the "Original Trustee") for the benefit of Leatha L. Grant (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 February 27, 2017, executed by the Grantor, as the Maker, and payable to the order of Leatha L. Grant (the "Beneficiary"), in the original principal sum of THIRTY ONE THOUSAND FIVE

HUNDRED AND 00/100 DOLLARS (\$31,500.00) (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;

WHEREAS, the Deed of Trust named Timothy P. Lester, as Trustee of the Deed of Trust;

WHEREAS, the Beneficiary has appointed the undersigned, Dean A. 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, has matured by its terms 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 January, 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.

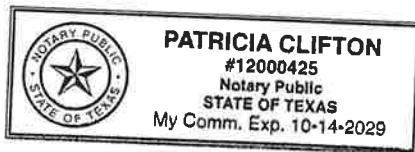
WITNESS BY HAND this 2nd day of December, 2025.

Dean A. Searle
Dean A. Searle, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF HARRISON

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This instrument was acknowledged before me on the 2nd day of December, 2025, 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

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 April 2, 2021, executed by **JOHNNY RAY SMITH, A SINGLE PERSON, AND JOYCE ANN CRAWFORD, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-000003975, 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, 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, January 6, 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 2012 Legacy Manufactured Home, Serial No. LH12TX7397AB.

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.

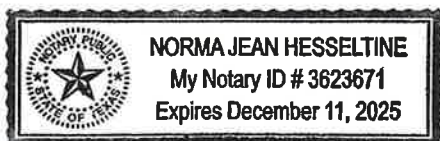
EXECUTED this 25 day of November, 2025.

FILED FOR RECORD
2025 DEC 1 PM 3:12
HARRISON COUNTY, TEXAS
BY [Signature]

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 25 day of November, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING ALL THAT CERTAIN 1.000 ACRE TRACT OF LAND SITUATED IN THE J. MAXIMILLIN SURVEY, ABSTRACT NO. 444, HARRISON COUNTY, TEXAS, BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 44.5 ACRES OF LAND CONVEYED FROM ORENE HAYNER TO TIM HOLT AND WIFE, EVA HOLT BY THE WARRANTY DEED, RECORDED THE 9th DAY OF JULY, 1982 IN VOLUME 976, PAGE 420 OF THE DEED RECORDS (D.R.) OF HARRISON COUNTY, TEXAS AND THE SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the 2 inch iron pipe found for the easterly southeast corner of said Holt 44.5 acre tract, being the northeast corner of the East Texas Exploration, LLC 10.89 acre tract as recorded in document 2014-000000998 of the Official Public Records (O.P.R.) of Harrison County, Texas, being situated in the west boundary line of the Hubert Mobley 55.01 acre tract as recorded in volume 1946, page 266 (O.P. .R.), from said pipe the 1/2 inch iron rod found for the southwest corner of said Mobley 55.01 acre tract, being the southeast corner of said East Texas Exploration, LLC 10.89 acre tract, being situated in the north boundary line of F.M. 2625 (100' R. O. W.) a perpendicular distance of 50 feet north of the center of said F.M. 2625 bears S06°41'40"E, 472.63 feet and the crimp top 1-1/2 inch iron pipe found for the northwest corner of said East Texas Exploration, LLC 10.89 acre tract, being the northeast corner of the Jerrold Vaughn 6.04 acre tract as recorded in doc 2011-000010661 (O.P.R.) bears S89°05'20"W, 816.55 feet;

THENCE along the northerly east boundary line of said Holt 44.5 acre tract with the west boundary line of said Mobley 55.01 acre tract N06°41'09"W , 263.01 feet to the 1/2 inch iron rod with cap marked Cox R.P.L.S 4970 set for the POINT OF BEGINNING, being the southeast corner of the herein described 1.000 acre tract;

THENCE crossing said Holt 44.5 acre tract along the south boundary line of the herein described 1.000 acre tract S89°05'20"W , 228.61 feet to the 1/2 inch iron rod with cap marked Cox set for the southwest corner of the herein described 1.000 acre tract;

THENCE crossing said Holt 44.5 acre tract along the west boundary line of the herein described 1.000 acre tract N06°41'11"W, 180.01 feet to the 1/2 inch iron rod with cap marked Cox set for the northwest corner of the herein described 1.000 acre tract;

THENCE crossing said Holt 44.5 acre tract along the north boundary line of the herein described 1.000 acre tract N83°18'56"E, at 18.74 feet passing the 1/2 inch iron rod with cap marked Cox found for an ell type corner for the residue of said Holt 44.5 acre tract, being the southwest corner of the Michael McGlone 1.000 acre tract as recorded in document 2016-000009104 (O.P.R) and continuing on for an overall distance of 227.45 feet to the 1/2 inch iron rod with cap marked Cox found for the northeast corner of the herein described 1.000 acre tract, being the intermediate northeast corner of the residue of said Holt 44.5 acre tract, being the southeast corner of said McGlone 1.000 acre tract, being situated in the west boundary line of said Mobley 55.01 acre tract;

THENCE along the northerly east boundary line of said Holt 44.5 acre tract with the west boundary line of said Mobley 55.01 acre tract S06°41'11"E, 203.01 feet to the POINT OF BEGINNING and containing 1.000 acres of land.

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 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, 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, January 6, 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.

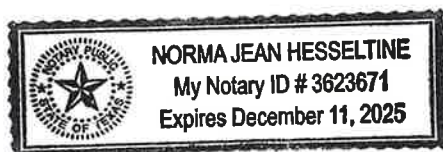
EXECUTED this 25 day of November, 2025.

CLERK OF DISTRICT COURT
2025 DEC 1 PM 3:14
COUNTY OF NUECES

THE STATE OF TEXAS §
COUNTY OF NUECES §

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

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 25 day of November, 2025, to certify which witness my hand and official seal.



[Signature]
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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF HARRISON

§
§
§

KNOW ALL MEN BY THESE PRESENTS

Date:

December 2, 2025

Deed of Trust

Date:

February 27, 2017

Grantor:

Travis Brown and Alice Brown

Trustee:

Timothy P. Lester

Beneficiary:

Leatha L. Grant

County Where Property is Located: Harrison

Recorded In:

Document Number 2017-000001984 Official Public Records

Property:

All of Lot No. 7 and 8 in Block 5 of the Parkview Addition to said City of Marshall according to the map or plat of said Addition; Commonly known as 1201 S. Grove Street, Marshall, Texas.

FILED FOR RECORD
2025 DEC -2 PM 2:31
HEATHER MENIGAN
CO. CLERK HARRISON, CO
BY: [Signature] CLERK

DATE OF SALE OF PROPERTY (First Tuesday of the Month, Between 1:00 PM and 4:00 PM): January 6, 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, Travis Brown and Alice Brown (the "Grantor"), executed Deed of Trust dated February 27, 2017, and recorded on March 1, 2017, in the Official Public Records of Harrison County, Texas, (the "Records") under Document Number 2017-000001984 (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 Timothy P. Lester (the "Original Trustee") for the benefit of Leatha L. Grant (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 February 27, 2017, executed by the Grantor, as the Maker, and payable to the order of Leatha L. Grant (the "Beneficiary"), in the original principal sum of THIRTY ONE THOUSAND FIVE

HUNDRED AND 00/100 DOLLARS (\$31,500.00) (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;

WHEREAS, the Deed of Trust named Timothy P. Lester, as Trustee of the Deed of Trust;

WHEREAS, the Beneficiary has appointed the undersigned, Dean A. 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, has matured by its terms 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 January, 2026.

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

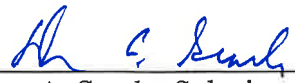
The foreclosure sale would be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will be made subject to all prior matters of record effecting the property, if any, to the extent that they remain in force and 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 2nd day of December, 2025.



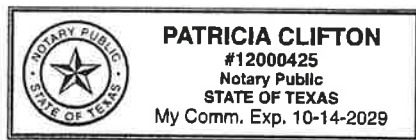
Dean A. Searle, Substitute Trustee


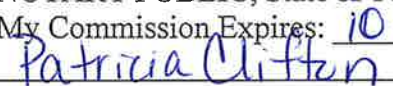
THE STATE OF TEXAS

COUNTY OF HARRISON

§
§
§

This instrument was acknowledged before me on the 2nd day of December, 2025, by Dean
A. Searle, Substitute Trustee.




NOTARY PUBLIC, State of Texas
My Commission Expires: 10-14-29


Typed or Printed Name of Notary

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FILED FOR RECORD

2025 DEC 15 PM 12:19

DATE: December 15, 2025

PROMISSORY NOTE: First Amended and Restated Secured Promissory Note, described as follows:

HEATHER HENIGAN
600 E. 5th St, Harrison, TX 75459
BY jm SHERITY

Original Date: July 31, 2025

Maker: Reban Hanson

Payee: TCT Financial V, LLC, a Texas limited liability company

Amount: \$84,404.89

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: January 14, 2025

Grantor: Reban Hanson

Original Trustee: Lauren Allen

Beneficiary: TCT Financial V, LLC, a Texas limited liability company

Recorded in: Instrument Number 2025-000000593 of the Official Public Records of Harrison County, Texas.

LENDER: TCT Financial V, LLC, a Texas limited liability company

BORROWER: Reban Hanson

PROPERTY: The "Mortgaged Property" as described in the Deed of Trust and as described on Exhibit A attached hereto.

SUBSTITUTE TRUSTEE: Sheryl LaMont, Harriett Fletcher, Heather Golden, Sharon St. Pierre, David Garvin, Jabria Foy, Kara Riley, or Debbie Atkins.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Michael B. Franklin
Munsch Hart Kopf & Harr, PC
1717 W. 6th Street, Suite 250
Austin, Texas 78703

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

January 6, 2026, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

Page 1

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Immediately outside easternmost entrance to the Harrison County Courthouse, located at 200 W. Houston Street, Marshall, Harrison County, Texas 75670, 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 foreclosure under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Harrison County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property includes only Borrower's right, title, and interest in and to oil, gas and other minerals interests (including royalty interests) and is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

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 State, please send written notice of the active duty military service to the sender of this notice immediately.

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: 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 MORTGAGEE SERVICER.



Printed Name: Kara Riley
Title: Substitute Trustee

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").
2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.
3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.
4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"
Lands

HARRISON COUNTY, TEXAS:

<u>Lease Name</u>	<u>Abstract</u>	<u>Survey</u>
DOYH-MEKH GU 1	135	CARROL, E
DOYLE HARRIS GAS UNIT	135	CARROL, E
HARRIS, DOYLE GAS UNIT	197	DUNCAN, M
HARRIS, DOYLE GAS UNIT	135	CARROL, E
JENKINS EAST-DOYH-MEKH	135	CARROL, E
JENKINS EAST-DOYH-MEKH (ALLOC)	135	CARROL, E

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Harrison County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Being 76 acres of land, more or less, out of the Martin Duncan Survey, A-197, Harrison County, Texas, described in a deed dated April 23, 1924, from E. J. Meeks et ux, as grantors, to J. P. Womack, as grantee, and being recorded in Volume 131, Page 201 of the Deed Records of Harrison County, Texas, to which deed reference is herein made for more complete description purposes.

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 16, 2025

2025 DEC 16 AM 10:58

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

CO. CLERK HARRISON CO. TX
BY  LOT 750

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: January 6, 2026

Time of Sale: 1:00 P.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: December 16, 2025

2025 DEC 16 AM 10:59

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

CLERK HARRISON CO.

Lender: WJR Properties, LLC—Series 176

2B

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;

THENCE SOUTH 70° 18' WEST 238.86 FEET TO AN IRON STAKE FOR CORNER AT THE SOUTHEAST CORNER 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: January 6, 2026

Time of Sale: 1:00 P.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: December 16, 2025

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: January 6, 2026

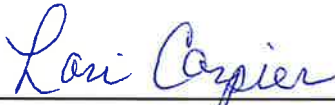
Time of Sale: 1:00 P.M.

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.

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Lori Corpier, Trustee