

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date:	November 9, 2021
Grantor(s):	Tommy W. Graves and Diana Graves
Beneficiary:	Austin Bank, Texas N.A.
Substitute Trustee:	Drew Gillen
Recording Information:	Deed of Trust recorded in Document No. 202120665, of the Official Public Records of Gregg County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All those certain lots, tracts or parcels of land situated in Gregg County, Texas, which is more particularly described on what is attached hereto as Exhibit "A" and incorporated herein for all pertinent purposes.

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

Date:	August 4, 2026
Time:	The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.
Place:	Gregg County Courthouse in Longview, Texas, at the following location: In the area of such Courthouse designated by the Gregg County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then within 25 feet at or near and including the outside steps and the main hall of the west entrance of the Gregg County Courthouse, in Longview, Texas.

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

The sale will be made expressly subject to unpaid ad valorem taxes and 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property “AS IS” without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or

warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Tommy W. Graves aka Tommy T. Graves and wife, Diana Graves. The deed of trust is dated November 9, 2021, and is recorded in the office of the County Clerk of Gregg County, Texas, in Document No. 202120665, of the Official Public Records of Gregg County, Texas.

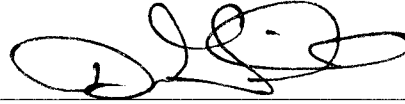
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the November 9, 2021 promissory note in the original principal amount of \$245,600.00, executed by Tommy W. Graves and Diana Graves, and payable to the order of Austin Bank, Texas N.A.;

(2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Austin Bank, Texas N.A. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Austin Bank, Texas N.A., Attention: Shannon Seay, telephone 903-759-3828.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 10, 2026



Drew Gillen, Substitute Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 535-2900
Fax: (903) 533-8646
drew@gillenandgillen.com

Notice to Members of the Armed Forces of the United States:

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXHIBIT "A"

Tract 1:

All that certain lot, tract or parcel of land being a part of the Elton Sanders 19.5 acre tract in the W. H. Castleberry Survey, Gregg County, Texas, described in Warranty Deed from Paul R. Young to Elton Sanders dated December 31, 1959, recorded in Vol. 559, Page 104, Deed Records, Gregg County, Texas, and being more particularly described as follows:

BEGINNING at iron pin for corner, same being the NEC of the Pat Allair tract of land.

THENCE N 138.2 feet to stake for corner;

THENCE N 87 deg. 30' 180.0 feet to stake for corner;

THENCE S 147.4 feet to stake for corner;

THENCE W 180.0 feet to the place of BEGINNING and containing 0.59 acre of land, more or less.

Tract 2:

All that certain lot, tract or parcel of land being a part of the Elton Sanders 19.5 acre tract in the William Castleberry Survey, Gregg County, Texas, and described in a Warranty Deed from Paul R. Young to Elton Sanders dated December 31, 1959, recorded in Volume 559, Page 104, Deed Records, Gregg County, Texas, being more particularly described as follows:

BEGINNING at an iron pin for corner, same being the NE corner of the United Methodist Church tract and the NW corner of the Elton Sanders tract;

THENCE North 220 feet to an iron pin for corner, same being the William Coppedge, Jr. NE corner;

THENCE North 120 feet to iron pin for corner;

THENCE East 180 feet to iron pin for corner;

THENCE South 120 feet to iron pin for corner, same being the William Coppedge SE corner;

THENCE West 180 feet to the place of BEGINNING and containing 0.45 acre of land, more or less.

FILED

JUL 14 2026

Michelle Gray
Notary Public - Texas

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: October 29, 2009

Grantor(s): J. L. Rushing, Inc., a Texas corporation

Beneficiary: Austin Bank, Texas N.A.

Substitute Trustee: Drew Gillen

Recording Information: Deed of Trust recorded in Document No. 200922443, of the Official Public Records of Gregg County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All those certain lots, tracts or parcels of land situated in Gregg County, Texas, which is more particularly described on what is attached hereto as Exhibit "A" and incorporated herein for all pertinent purposes.

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

Date: August 4, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Gregg County Courthouse in Longview, Texas, at the following location:

In the area of such Courthouse designated by the Gregg County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then within 25 feet at or near and including the outside steps and the main hall of the west entrance of the Gregg County Courthouse, in Longview, Texas.

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

The sale will be made expressly subject to unpaid ad valorem taxes and 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or

warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by J. L. Rushing, Inc., a Texas corporation. The deed of trust is dated October 29, 2009, and is recorded in the office of the County Clerk of Gregg County, Texas, in Document No. 200922443, of the Official Public Records of Gregg County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the October 29, 2009 promissory note in the original principal amount of \$400,000.00, executed by J. L. Rushing, Inc., a Texas corporation, and payable to the order of Austin Bank, Texas N.A.;

(2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Austin Bank, Texas N.A. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Austin Bank, Texas N.A., Attention: Shannon Seay, telephone 903-759-3828.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 13, 2026



Drew Gillen, Substitute Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 535-2900
Fax: (903) 533-8646
drew@gillenandgillen.com

Notice to Members of the Armed Forces of the United States:

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXHIBIT "A"

Being 1.72 acre of land situated in the WILLIAM C4.STLEBERRY SL"RVEY, A-38, City of White Oak, Gregg County, Texas, said 1.72 acre being a part of the residue of a 33.84 acre tract conveyed to Paul Griffith and recorded in Volume 2553, Page 126. Public Official Records of Gregg County, Texas, said 1.72 acre being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the East ROW line of the Cherokee Trace for corner, said corner being the Southwest corner and PLACE OF BEGINNING of the herein described 1.72 acre tract of land, said corner also being an ell corner of the residue of said 33.84 acre tract, same being the Northwest corner of that certain 1.05 acre tract conveyed to Mark S. and Laura B. Jones and recorded in Volume 2754, Page 213 of said Public Official Records;

THENCE N 12° 58' 19" W, 177.23 feet along the East ROW line of said Cherokee Trace to a 60d Nail set in same for corner;

THENCE N 88° 06' 02" E, 466.53 feet to a 1/2" iron rod set for corner;

THENCE S 09° 41' 30" W, 177.55 feet to a 2" pipe fence corner post for corner, said corner being the Northeast corner of said 1.05 acre tract;

THENCE S 88° 06' 02" W, 396.82" W, feet along the North boundary line of said 1.05 acre tract to the PLACE OF BEGINNING and containing 1.72 acre of land, more or less.

Tract Two:

All that certain tract or parcel containing 4.971 acres of land in the William Castleberry Survey, A-38, Gregg County, Texas, being a portion of a tract which was called 4.973 acres and conveyed from Paul Griffith to James L. Rushing by an instrument of record in Clerks File #200106008, Gregg County Official Public Records (GCOPR), said 4.971 acres being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron rod found for most westerly southwest corner, being the northwest corner of a tract which was called 1.72 acres and conveyed from Paul Griffith to James Leon Rushing by an instrument of record in Clerks File #9815825. GCOPR, lying in the east line of Cherokee Trace approximately 1100 feet south of US Highway 80;

THENCE N 14° 14'37" W, 182.17 feet along the west line of said 4.973 acre tract and east line of Cherokee Trace to a 1/2" iron rod found for northwest corner, being the southwest corner of a tract which was called 6.4853 acres and conveyed from Paul Griffith to Robert W. Sigmon by an instrument of record in Clerks File #200214S86. GCOPR;

THENCE departing Cherokee Trace, N 88°06'02" E, 552.29 feet along the north line of said 4.973 acre tract and south line of said 6.4853 acre tract and a south line of the residue of a tract

which was called 33.84 acres and conveyed from the Bank of Tyler to Paul Griffith by an instrument of record in Volume 2553, Page 126, Gregg County Public Official Records (GCPOR) to a 1/2" iron rod found at an angle point;

THENCE S 71°43'58" E, 72.33 feet continuing along the north line of said 4.973 acre tract and south line of the residue of said 33.84 acre tract to a 1/2" iron rod found at an angle point, being a southeast corner of the residue of said 33.84 acre tract and the southwest corner of a tract which was called 4.93 acres and conveyed from the Bank of Tyler to Brookshires Grocery Co. by an instrument of record in Volume 2532, Page 91, GCPOR;

THENCE S 52°33'45" E, 106.83 feet along the north line of said 4.973 acre tract and south line of said 4.93 acre tract to a 1/2" iron rod found at an angle point;

THENCE S 71°27'33" E, 300.10 feet continuing along the north line of said 4.973 acre tract and south line of said 4.93 acre tract to a 1/2" iron rod found for northeast corner, being the southeast corner of said 4.93 acre tract, lying in a west line of the residue of said 33.84 acre tract;

THENCE S 17°44'14" W, 252.35 feet along the east line of said 4.973 acre tract to a 1/2" iron rod found for southeast corner, being an interior corner of the residue of said 33.84 acre tract;

THENCE N 81°43'14" W, 50.10 feet along the south line of said 4.973 acre tract to a 1/2" iron rod found at an angle point;

THENCE N 70°36'08" W, 253.71 feet continuing along the south line of said 4.973 acre tract to a 1/2" iron rod found at an angle point;

THENCE S 82°31'43" W, 142.86 feet continuing along the south line of said 4.973 acre tract to a 2" metal fence corner post found for the most southerly southwest corner, being the northeast corner of a tract which was called 1.05 acres and conveyed from Mark S. Jones, et ux, to William P. Fishburn by an instrument of record in Clerks File #9825008, GCOPR, and the southeast corner of the aforementioned 1.72 acre Rushing tract;

THENCE N 09°10'26" E, 177.54 feet along the most southerly west line of said 4.973 acre tract and east line of said 1.72 acre tract to a 5/8" iron rod set for interior corner, being the northeast corner of said 1.72 acre tract;

THENCE S 87°35'11" W, 466.51 feet along the most northerly south line of said 4.973 acre tract and north line of said 1.72 acre tract to the PLACE OF BEGINNING, containing 4.971 acres of land, more or less.

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 14, 2026

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

Lender: WJR Properties, LLC—Series 109

Note: Real Estate Lien Note dated November 30, 2020, executed by J. Jesus Huerta-Mendez
& Elizabeth Villicana Sanchez and made payable to WJR Properties, LLC—Series 109

Deed of Trust:

Date: November 30, 2020

Grantor: J. Jesus Huerta-Mendez & Elizabeth Villicana Sanchez

Lender: WJR Properties, LLC—Series 109

Recording information: Instrument No. 202020507, Official Public Records, Gregg
County, Texas.

Property (including any improvements): All that certain 0.776 acre lot, tract, or
parcel of land situated in the Lewis J. Rigsby Survey, A-179, Gregg County, Texas,
being part of the called 27.81 acre tract conveyed to Finley-Johnson Development,
Ltd. by deed recorded in Volume 907 Page 560 D.R.G.C.T., being all of Lot 9 and
part of Lot 8 in Block 1 of Forest Hill Addition Unit No. 1, an addition to the City of
Gladewater (plat of said Addition recorded in Volume 1031 Page 110 D.R.G.C.T.),
plus part of the called 0.778 acre tract conveyed to John G. Heit by warranty deed
recorded in Volume 2224 Page 327 P.O.R.G.C.T., said 0.776 acre tract being the
called 0.778 acre tract conveyed to Robert L. Long and Linda Sue Long Trustees of
The Long Family Trust, by deed recorded in G.C.C.F. #200309699 O.P.R.G.C.T.,
said 0.776 acre tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for the N.W.C. of this tract, the N.W.C. of
said Lot 9, the N.E.C. of said Lot 8, and the N.E.C. of that part of Lot 8 conveyed to
Benjamin F. Bright et ux by deed recorded in Volume 1611 Page 241 D.R.G.C.T.,
said rod being on the S.B.L. of Forest Hill Street;

THENCE N 89 deg 48' 05" E 100.00' along the Northmost N.B.L. of this tract, the
N.B.L. of Lot 9, and the South R.O.W. of Forest Hill Street, to a 1/2" iron rod with
R.P.L.S. #3940 cap set for the Northmost N.E.C. of this tract and the N.E.C. of Lot
9;

THENCE S 00 deg 02' 40" W 186.50' along the Northmost E.B.L. of this tract and
the E.B.L. of Lot 9 to a 1/2" iron rod with R.P.L.S. #3940 cap set for the Northeast
reentrant corner of this tract and the S.E.C. of Lot 9, said rod being on the N.B.L. of

the John G. Heit tract and on the S.B.L. of the called 27.81 acre tract;
THENCE S 89 deg 58' 47" E 8.40' along the Southmost N.B.L. of this tract, the N.B.L. of the John G. Heit tract, and the S.B.L. of the called 27.81 acre tract, to a 2" iron pipe found for the Southmost N.E.C. of this tract, the N.E.C. of the John G. Heit tract, and the N.W.C. of the called 2.22 acre tract conveyed to JO JO, Inc. by deed recorded in G.C.C.F. #9711277 O.P.R.G.C.T.;

THENCE S 03 deg 11' 49" W 99.34' (record 99.94') along the Southmost E.B.L. of this tract, the E.B.L. of the John G. Heit tract, and the W.B.L. of the called 2.22 acre tract, to a ½" iron rod found for the S.E.C. of this tract, the S.E.C. of the John G. Heit tract, and the N.E.C. of the tract quitclaimed to Sandra Martin and Jerry Money as recorded in G.C.C.F. 200007439 O.P.R.G.C.T., said quitclaimed tract being referred to by the Gregg Appraisal District as Tract 51 of Section 1 in the Lewis J. Rigsby Survey, A-179;

THENCE S 89 deg 53' 46" W 126.60' (record 127.40') along the S.B.L. of this tract, the S.B.L. of the John G. Heit tract, and the N.B.L. of the Martin/Money tract, to a ½" iron rod found for the S.W.C. of this tract and the S.E.C. of the called 0.175 acre tract conveyed to Benjamin F. Bright & Vicky M. Bright by deed recorded in G.C.C.F. #200112716 O.P.R.G.C.T.;

THENCE N 00 deg 25' 16" W 99.85' along, the Southmost W.B.L. of this tract and the E.B.L. of the called 0.175 acre tract to a ½" iron rod found for the N.E.C. of the called 0.175 acre tract and the S.E.C. of the Benjamin F. Bright et ux tract referenced in this description's second paragraph, said rod being on the N.B.L. of the John G. Heit tract, said rod being on the S.B.L. of the aforementioned Lot 8 Block 1, said rod being on the S.B.L. of the aforementioned called 27.81 acre tract;

THENCE N 07 deg 33' 00" E 187.37' along the Northmost W.B.L. of this tract, and the E.B.L. of the Benjamin F. Bright et ux tract, to the POINT OF BEGINNING, containing 0.776 acres, more or less.

Date of Sale: August 4, 2026

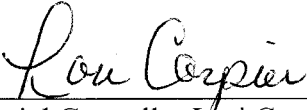
Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Gregg 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 Gregg 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.



Daniel Connelly, Lori Corpier or Cain Trujillo,
Substitute Trustee

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 10/06/2025

Grantor(s): Jovanna Elizabeth Mojica

Mortgagee: 2018 Longterm RE, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 202516058

Property County: Gregg County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Gregg County, Texas**, being more particularly described as **Lot 21, Block 1, Harmon Heights, an addition in New City Block 387, City of Longview, Gregg County, Texas, as described in Clerk's File #201918703, Official Public Records of Gregg County, Texas.** (more particularly described in the Loan Documents).

Date of Sale: 8/4/2026

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale of Property: FRONT DOOR-PATIO AREA OR AS DESIGNATED
BY THE COUNTY COMMISSIONER'S OFFICE

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

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

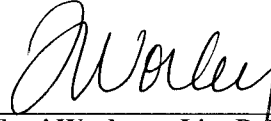
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Mortgagee, whose address is:

2018 Longterm RE, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 7/14/2026



Terri Worley or Lisa DeLong or
Sheryl LaMont or Sharon St. Pierre
or Christine Wheelless or Phillip
Hawkins or Marcelino Barajas or
Lucia Cortinas or Michelle
Figueroa or Enrique Loera or
Hans-Peter Ludwig or Michael
Journigan or David Koenig or
Jacqueline Holmes or Jesus
Guzman or Larry Rojas or Joey
Breux or Willian Ayala or Steve
Rangel or Jackie Hopson or Terry
Griffin or Jarrod Anderson or
Francisco Rodriguez or Gary
Diagle or Edgar Ochoa or Donna
Brammer or Isabell Cervera or
Rinki Shah or Theresa Phillips or
David Cerda or Mark Laffaye or
Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Álvarez or
Tamiriramunashe Cathy Lee
Machoka or William Koenig or
Eduardo Silva or Peggy Munoz or
John Hodges or Rodolfo Pineda or
Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or
Yajaira Garcia or Jennifer Nava or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date:	January 23, 2014
Grantors:	Luis Gerardo Roldan and Deysi Y. Roldan
Beneficiary:	Texas Bank
Substitute Trustee:	Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information:	Deed of Trust recorded under Clerk's File No. 201401225, in the Official Public Records of Gregg County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All that certain lot, tract or parcel of land situated in Gregg County, Texas, being more particularly described in the Deed of Trust and on what is attached hereto as Exhibit "A" and made a part hereof for all purposes.

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

Date:	Tuesday, August 4, 2026
Time:	The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.
Place:	Gregg County Courthouse in Longview, Texas, at the following location: In the area of such Courthouse designated by the Gregg County Commissioners' Court as the area where foreclosure sales shall take

place, or, if no such area has been designated, then at the front door of the Gregg County Courthouse, Longview Texas, in the patio area.

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

The sale will be made expressly subject to unpaid ad valorem taxes and 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property ‘AS IS’ without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own

risk.” TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

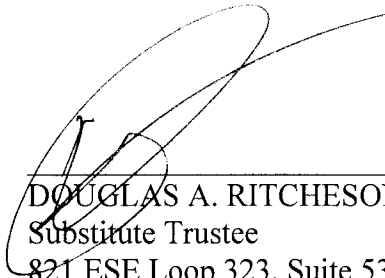
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Luis Gerardo Roldan and Deysi Y. Roldan. The deed of trust is dated January 23, 2014, and is recorded in the office of the County Clerk of Gregg County, Texas, under Clerk’s File No. 201401225, in the Official Public Records of Gregg County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the January 23, 2014 promissory note in the original principal amount of \$45,000.00, executed by Luis Gerardo Roldan and Deysi Y. Roldan, and payable to the order of Texas Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas Bank, Attention: Gina Juarez, telephone (903) 657-1466, ext. 2872.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 13, 2026.



DOUGLAS A. RITCHESON,
Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXHIBIT "A"

All that certain lot, tract or parcel of land being 0.751 acre of land situated in the John Walling Survey, Abstract No. 239, Gregg County, Texas, being part of that called 8.207 acre tract described in a Warranty Deed to Rodolfo Barrera recorded GCC 200715248 of the Official Public Records of Gregg County, Texas, said 0.751 acre tract being more fully described as follows:

BEGINNING: at a 3/4" iron pipe found for an inner ell corner of Barrera's 8.207 acre tract and being the northeast corner of a called 2.0542 acre tract described in a deed to Dewayne Sammons recorded in Volume 2953, Page 271 of the Official Public Records of Gregg County, Texas, from which a 1/2" iron pipe found for the southerly southwest corner of Barrera's 8.207 acre tract and being the southeast corner of Sammons' 2.0542 acre tract bears South 0053'41" East (Record Bearing) a distance of 179.82 feet;

THENCE: South 8415'27" West, with the south line of Barrera's 8.207 acre tract and with the North line of Sammons 2.0542 acre tract, a distance of 478.64 feet to a 1/2" iron rod found for the southwest corner of this tract, same being the Northerly Northwest corner of Sammons 2.0542 acre tract, and being in the East Right-of-Way line of Easton Road (Main Street), from which a 5/8" iron rod found for the westerly Northwest of Sammons 2.0542 acre tract bears South 1001'32" East a distance of 34.85 feet, and South 6334'22" West a distance of 42.67 feet;

THENCE: North 1002'27" West, with the East Right-of-Way of Easton Road (Main Street), a distance of 38.40 feet to a 1/2" iron rod set for the northwest corner of this tract, from which a 5/8" iron rod found at the occupied Northwest corner of Barrera's 8.207 acre tract bears North 1002'27" West a distance of 185.62 feet;

THENCE: thru and across Barrera's 8.207 acre tract as follows:

North 6121'23" East a distance of 107.96 feet to a 1/2" iron rod set for corner, North 8403'29" East a distance of 51.16 feet to a 1/2" iron rod set for corner,
North 8827'49" East a distance of 336.55 feet to a 1/2" iron rod set for the northeast corner of the herein described tract;

THENCE: South 0053'41" East, continuing thru and across Barrera's 8.207 acre tract, a distance of 56.00 feet to the Point of Beginning containing 0.751 Acre of Land, more or less.

FILED
AUG 11 2026
NOTARY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 4, 2026

Time: The sale will begin at 1:00 P.M. or not later than three hours after that time

Place: Gregg County, Texas at the following location – AT THE FRONT DOOR PATIO AREA OF THE COUNTY COURTHOUSE IN GREGG COUNTY, TEXAS LOCATED AT 101 E. METHVIN STREET, LONGVIEW, TEXAS 75601 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: Chateau Pegues Condominium– 1600 N. 7th St., Unit 8, Longview, Texas 75601

WHEREAS, by Deed of Trust dated May 24, 2024, Kimberly Mahan, conveyed to CARLA GAGE as Trustee, the Real Property hereinafter described, to secure EASTMAN CREDIT UNION ("Lender"), in the payment of the indebtedness described therein, and filed for record in County Clerk's File No. 202407425 in Gregg County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 4, 2026, between 1:00 o'clock p.m. and 4:00 p.m., the undersigned will sell said Real Estate in the immediate area (either inside or outside) at the front door patio area of the county courthouse in Gregg county, Texas located at 101 E. Methvin Street, Longview, Texas 75601 or as designated by the county commissioner's office pursuant to section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioners for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows:

All that certain lot, tract or parcel of land being a part of Chateau Peges Condominium, a Condominium Apartment Project in the City of Longview, Gregg County, Texas, according to that certain Declaration of Condominium Regime, dated September 22, 1980, establishing a condominium regime therefore and the exhibits attached to such Declaration of Condominium Regime as a part thereof,

filed for record in the office of the County Clerk of Gregg County, Texas, on September 22, 1980, and filed under Clerk's File No. 12786, references to all of which is hereby made for all purposes. Chateau Pegues Condominium Project is situated on that certain tract of land, being more particularly described as Lots 15, 16, 17, 18, 19, And 20, Block 902, of Forest Park Addition to the City of Longview, Gregg County, Texas, according to the plat of said addition recorded in Volume 475, Page 225, Deed Records, Gregg County, Texas. The said apartment unit limited common elements and undivided percentage interest in the general common elements constituting the apartment hereby conveyed are more particularly described as follows, to wit:

- (1) Apartment Unit Number 8, Building A, and parking space according to the Declaration of Condominium Regime and the sapce encompassed by the boundaries thereof according to the Decalaration of Condominium.
- (2) The other limited common elements appurtenant to said apartment unit as set forth in the Declaration of Condominium Regime.
- (3) An undivided 1.64566 percent ownership interest in the general common elements of Chateau Pegues Condominium Project as set forth in Declaration of Condominium Regime.

The Property currently has the address of 1600 North 7th Street, Unit 8, Longview, Texas 75601.

WITNESS MY HAND this 13 day of July, 2026.



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 4, 2026

Time: The sale will begin at 1:00 P.M. or not later than three hours after that time

Place: Gregg County, Texas at the following location – AT THE AT THE FRONT DOOR PATIO AREA OF THE COUNTY COURTHOUSE IN GREGG COUNTY, TEXAS LOCATED AT 101 E. METHVIN STREET, LONGVIEW, TEXAS 75601 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1211 Centenary Drive, Longview, Texas 75601

WHEREAS, by Deed of Trust dated December 8, 2020, RAFAEL RICARDO SALAZAR REYES AND SPOUSE, ROSALBA GONZALEZ HERNANDEZ, conveyed to CARLA DIXON as Trustee, the Real Property hereinafter described, to secure EASTMAN CREDIT UNION ("Lender"), in the payment of the indebtedness described therein, and filed for record in County Clerk's File No. 202020774 in Gregg County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 4, 2026, between 1:00 o'clock p.m. and 4:00 p.m., the undersigned will sell said Real Estate at the at the front door patio area of the County Courthouse in Gregg County, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Gregg County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows:

.223 Acre Lot 9, NCB 863, Northwest Hills Unit No. 2, in the I.C. Skillern Survey, A-4, Gregg County, Texas according to the plat recorded in Volume 485, Page 495, Deed Records, Gregg County, Texas.

WITNESS MY HAND this 13th day of July, 2026.

A handwritten signature in cursive script, appearing to read "Ann Weissmann", is positioned above a horizontal line.

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

Notice of Foreclosure Sale

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

Lot 3 of Block 8 (NCB 3470) Rockwall Place Subdivision, an addition in the I. C. Skillern Survey, A-4, Gregg County, Texas, as shown by plat of said addition recorded in Volume 242, Pg. 63, Deed Records, Gregg County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under County Clerk's File No. 202107580, Official Public Records of Gregg County, Texas, executed by David Maes and Bobbi Maes, to Brad Strottman, Trustee for the benefit of the Dickerson Family Trust, dated April 14, 2021, securing a note dated and executed on April 14, 2021 in the original principal amount of \$139,900.00. Shana Porter was subsequently named Trustee of the Dickerson Family Trust.

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

Date: **Tuesday, August 4, 2026**

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than three (3) hours after such time.

Place: At the Gregg County Courthouse, 101 E. Methvin St., Longview, Texas 75601, located near the front steps of the Gregg County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the Gregg County Commissioner's Court.

The deed of trust permits the beneficiary to abandon the sale. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by David Maes and Bobbi Maes.

The real property encumbered by the wraparound deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note dated April 14, 2021, in the original principal amount of \$139,900.00, executed by David Maes and Bobbi Maes payable to the order of the Dickerson Family Trust and secured by a Deed of Trust recorded under Clerk's Document No. 202107580, Official Public Records of Gregg County, Texas (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of David Maes and Bobbi Maes to the Dickerson Family Trust. The Dickerson Family Trust is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Shana Porter, Trustee of the Dickerson Family Trust, P.O. Box 123, Keene, Texas 76059.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

Date: July 10, 2026

Respectfully submitted,

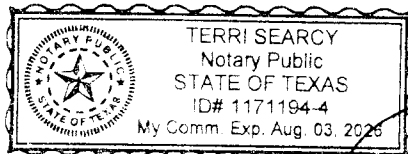
FLOWERS DAVIS, P.L.L.C.
1021 ESE Loop 323, Suite 200
Tyler, Texas 75701
(903) 534-8063
(903) 534-1650 Facsimile

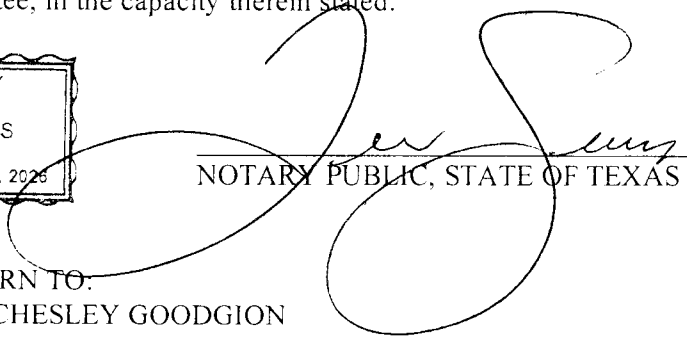

CATHERINE CHESLEY GOODGION,
SUBSTITUTE TRUSTEE

STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on July 10, 2026 by CATHERINE CHESLEY GOODGION, Substitute Trustee, in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
ATTENTION: CATHERINE CHESLEY GOODGION
Flowers Davis PLLC
1021 ESE Loop 323, Suite 200
Tyler, TX 75701

1

NOTICE OF FORECLOSURE SALE

- 1. REAL PROPERTY TO BE SOLD:** The Real Property to be sold is described as follows:

SURFACE ESTATE ONLY in and to the following described property:

Being 0.151 acre of land situated in the Mary Van Winkle Survey, A-208, Gregg County, Texas, lying wholly within the Corporate Limits of the City of Kilgore and being the same tract of land described in deed from H. H. Vaughn to Vera Vaughn, recorded in Vol. 1286, Pg. 139, of the Deed Records, Gregg County, Texas, and in Tax Resale Deed to Kilgore Habitat for Humanity, Inc. recorded under Gregg County Clerk's File No. (GCC) 201220506, of the Official Public Records, Gregg County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" steel rebar found in the east line of the Johnny A. Northcutt, et ux tract (Deed Reference: Vol. 2330, Pg. 127, Public Official Records, Gregg County, Texas) for the NW Corner of Lot 2 of the Powers Addition (Deed Reference: GCC 200801559) and being the SW Corner of this tract;

THENCE: N 00 deg 57' 12" W, with the said east line of the Northcutt tract, 42.32 feet, to a capped (all caps in this description are Imprinted "RPLS 4445") 3/8" steel rebar found for the SW Corner of an additional tract described in deed to Jesse Johnson, recorded in GCC 200601425, from which a 1/2" steel rebar found for the SW Corner of the Jesse Johnson Tract No. 2 (Deed Reference: said GCC 200601425) bears N 00 deg 57' 12" W, 9.00 feet;

THENCE: N 87 deg 02' 58" E, with the south line of the above referenced additional tract, 142.19 feet, to a capped 3/8" steel rebar found in the west right-of-way (ROW) line of East South Street for the SE Corner of the additional tract and being the NE Corner of this tract and being S 00 deg 52' 41" E, 5.00 feet, from a 1/2" steel rebar found for the SE Corner of the above referenced Tract No. 2;

THENCE: S 00 deg 52' 41" E, with the said west ROW line of East South Street, 50.47 feet, to a 1/2" steel rebar found for the NE Corner of said Lot 2 of the Powers Addition and being the SE Corner of this tract;

THENCE: N 89 deg 39' 56" W (bearing basis per said plat of Powers Addition in GCC 200801559), with the north line of said Lot 2, 142.08 feet, to the POINT OF BEGINNING and containing 0.151 acre of land, along with all improvements located thereon.

- 2. LEGAL INSTRUMENTS TO BE FORECLOSED:**

Deed of Trust executed by Latrina Marie Jackson dated August 1, 2016, and recorded at Gregg County Clerk's Document Number 201612487, Official Public Records of Gregg County Texas.

3. **DATE OF THE SALE:** The sale will be conducted on Tuesday, August 4, 2026.
4. **TIME OF THE SALE:** The Sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The Sale will be completed by no later than 1:00 p.m.
5. **PLACE OF THE SALE:**

The Sale will be conducted at the Gregg County Courthouse in Longview, Texas, at place designated by the Gregg County Commissioner's Court.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the Sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled Sale to announce the postponement, withdrawal, or rescheduling of the Sale. Notice of the date of any rescheduled Foreclosure Sale will be posted and filed in accordance with the posting and filing requirements of the Texas Property Code. The posting or filing of the date, time and place of a postponed Sale may be after the date, time and place originally scheduled for this Sale.

6. **TERMS OF THE 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 of the Deed of Trust 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.

A Buyer desiring to purchase the Real Property will need to demonstrate the ability to pay cash on the day the Real Property is sold.

The Sale of the Real Property will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Real Property, if any exist, to the extent that the prior matters of record remain in force and effect and have not been subordinated to the Deed of Trust. The Sale shall not cover any part of the Real Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable public real 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 or Substitute Trustee to sell the Real Property in one or more parcels and/or to sell all or only part of the Real Property.

Pursuant to Section 51.009 of the Texas Property Code, the Real Property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders

are advised to conduct an independent investigation of the nature and physical condition of the Real Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or Substitute 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.

7. **TYPE OF SALE:** The Sale is a non-judicial Deed-of-Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Pamela Baker and Chad Parks.
8. **OBLIGATION SECURED:** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Notes, of even date with the Deed of Trust, being August 1, 2016, in the original principal amounts of \$52,079.94 and \$15,000.00, respectively, executed by Latrina Marie Jackson, and payable to the order of Kilgore Habitat for Humanity, Inc., now known as Kilgore Fuller Center, Inc. who is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.
9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee, to conduct this Sale. Notice is given that before the sale the Beneficiary may appoint another person as the Substitute Trustee to conduct the Sale.

FAIR DEBT COLLECTION ACT PRACTICES NOTIFICATION

This notice is sent to you in an attempt to collect the indebtedness due as stated above, and any information obtained from you will be used for that purpose. Within thirty (30) days of receipt of this notice, you may notify Lender or the undersigned in writing of any dispute you may have regarding the validity of the indebtedness. If you fail to dispute the indebtedness within said thirty days, Lender and the undersigned will assume that the indebtedness is valid. If you dispute the indebtedness, the undersigned will provide you with verification of the indebtedness. Upon your request within said thirty days, the undersigned will provide you with the name and address of the original Lender, if different from Lender. Any request for verification of this indebtedness shall in no way extend the deadline for the payment of this debt.

NOTICE REQUIRED BY TEXAS PROPERTY CODE SECTION 51.002(b)(1)

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.

PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

**Tom B. Watson
1003 Stone Road
Kilgore, Texas 75662**

Dated: July 10, 2026

A handwritten signature in black ink, appearing to read 'Tom B. Watson', written over a horizontal line.

**Tom B. Watson
Substitute Trustee**

FILED
JUL 10 2026
JUL 10 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 9, 2026

DEED OF TRUST:

Date: May 1, 2026

Grantor: REFORGED REAL ESTATE LLC

Beneficiary: DFLC, INC.

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK and ABSTRACTS TRUSTEE OF TEXAS,
LLC

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 202606035, Real Property Records, Gregg County, Texas.

PROPERTY:

Being 2 tracts of land comprising 1.592 acre, more or less, out of the Alex Jordan Survey, A-262, Gregg County, Texas, and being more particularly described in Deed of Trust recorded under Document No. 202606035, Official Public Records of Gregg County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: May 1, 2026

Original Principal Amount: \$320,000.00

Holder: DFLC, INC.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4th day of August, 2026.

PLACE OF SALE OF PROPERTY:

County Courthouse of Gregg County, Longview, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute 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 the Deed of Trust.

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 services to the sender of this notice immediately.

Abstracts Trustee of Texas, LLC

By: Susan Mills
Susan Mills, Authorized Signer
2499 S. Capital of Texas Hwy., Ste. A-205
Austin, Texas 78746
(512) 477-1964

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 10th, 2026

DEED OF TRUST:

DATE: June 10, 2022
GRANTOR: Stephanie McDaniel and Russell McDaniel
GRANTOR'S COUNTY: Gregg County, Texas
BENEFICIARY: Dan Fiscus, Trustee
TRUSTEE: Celia C. Flowers
SUBSTITUTE TRUSTEE: Patricia H. Florence
SUBSTITUTE TRUSTEE'S ADDRESS: 104 East Hoyt Dr., Longview, Tx 75601
P.O. Box 1471, Longview, Tx 75606

RECORDING INFORMATION:

Deed of Trust recorded under County Clerk's File Number 202209924, Official Public Records, Gregg County, Texas; modified by Modification and Extension Agreement dated effective December 15, 2024, recorded as Clerk's Instrument Number 202502165, Official Public Records, Gregg County, Texas

PROPERTY: 119 Hiatt Lane, Longview, Texas

All that certain lot, tract, or parcel of land being 1.0866 acres lot, tract or parcel of land, situated in the David Hill Survey, Abstract 93, Gregg County, Texas, and being the East 24.60' feet of Lot 5, Block 2, Alpine Heights, a subdivision recorded in Vol. 354, Page 565, of the Deed Records of Gregg County, Texas, and being a part of a 2 acres tract of land recorded in Volume 759, Page 300, of the Deed Records, Gregg Texas, and also being a part of that certain 48.5 acres tract recorded in Vol. 285, Page 531, of the Deed Records, of Gregg County, Texas, and being the same lot, tract or parcel of land, that was conveyed to M.C. Akin and wife, Jane S. Akin from Fred Maxey and wife, Claudia Maxey, recorded in Vol. 791, Page 58, of the Deed Records of Gregg County, Texas, and is the same 1.0867 acres lot, tract, or parcel of land, that was conveyed to Gregory S. Hill and wife, Sheila R. Hill, from M.C. Akin and wife, Janie Singleton Akin, recorded in GCC 200104837, 3 pages of the Official Public Records of Gregg County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the SEC of Lot 5, Block 2, of Alpine Heights, which point is located N. 02°14'29" E, 1.83' feet, from the top of a 2-1/4" steel chain link fence corner post, and N. 68°57' 45" E. 1.53' feet, from the center of the existing electric power pole, and also being the apparent NWC of Tract 37 of the Maxey North Forty unrecorded subdivision;

THENCE N. 87°57'00" W, 24.60' feet, along the SBL of Lot 5 and the NBL of Lot 6, Block 2, Alpine Heights, to a 5/8" steel rod found near a guy wire anchor, and marking the SWC of this tract being described, which 3/8" steel rod was held for the position for this survey;

THENCE N. 01°32'05" E. 182.17' feet, to a 3/8" steel rod found in the Apparent South Right-of-Way of Hiatt Lane, and near the West edge of an asphalt drive-way, and marking the NWC of this tract being described, from which bears N. 18°09'59" W, 5.63 feet, a 5/8"

steel rod was found, also from which bears N. 85°48'38" W. 176.39' feet, a 7/8" steel rod is said to be in place;

THENCE S. 87°29'58" E, along the South R.O.W. line of Hiatt Lane, at 24.6 feet, passing the EBL of Lot 5, Block 2, Alpine Heights and continuing S. 87°29'58" E, at 105.38' feet, in all 129.98' feet, to magnetic located point in the asphalt driveway, and marking the common NWC of Tract 35 and the NEC of Tract 36, of Maxey North Forty, and is a point in the NBL of this tract being described;

THENCE S. 87°29' 58" E, 130.07' feet, continuing along the South right of way line of Hiatt Lane, to a 3/8" steel rod found marking the NEC of this tract being described, from which bears N. 01°31'23" E, 10.19' feet, a 3/8" steel rod with red plastic cap was found, and marking the NWC of a 0.675 acre tract described in GCC 200907447, 3 pages, of the Official Public Records of Gregg County, Texas, same being the NWC of Lot 30 of Maxey North Forty, and in the South Right-of-way line of Hiatt Lane;

THENCE S. 01°31'01" W, 181.97' feet, departing from the South right-of-way line of Hiatt Lane, and along the common WBL of Tract 30 and the EBL of Tract 35, to a 3/8" steel rod found marking the SEC of this tract being described, which 3/8" steel rod was held for the bearings of this survey;

THENCE N. 87°32'42" W, 130.07' feet, along the North side of a 6' feet chain link fence, to a 3/8" steel rod, and marking the common SWC of Tract 35 and the NEC of Tract 36 of Maxey North Forty, and is a point in the SBL of this tract being described;

THENCE. N 87°26'39" W. 105.44' feet, continuing along the North side of the 6' feet chain link fence, to the Point of Beginning and containing 1.0866 acres of land, and being known as the East 24.60' feet of Lot 5, Block 2, Alpine Heights Subdivision, and all of Tract 35 and Tract 36, of Maxey North Forty, an "unrecorded" subdivision in the David Hill Survey, according to the Gregg County Appraisal District Map.

NOTE:

DATE: June 10, 2022

AMOUNT: \$251,000.00

DEBTOR: Stephanie McDaniel and Russell McDaniel

HOLDER: Dan Fiscus, Trustee

DATE OF SALE OF PROPERTY: August 4, 2026

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Patio Area, Gregg County Courthouse, 101 East Methvin, Longview, Texas

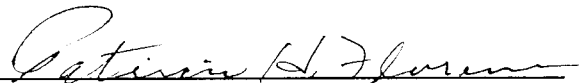
Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

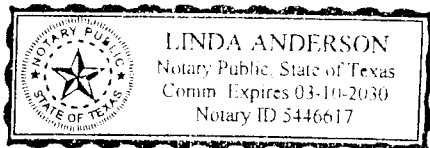
Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


Patricia H. Florence

STATE OF TEXAS §

COUNTY OF GREGG §

This instrument was acknowledged before me this 10th day of July, 2026, by Patricia H. Florence.




Notary Public - State of Texas

11/29/2023
5:27 PM
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: 11/29/2023
Grantor(s): LEBROCK KEYERRICK BEACH AND MARKEISHA YATISE BEACH, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS.
Original Principal: \$450,000.00
Recording Information: Instrument 202317009
Property County: Gregg
Property: (See Attached Exhibit "A")
Reported Address: 3916 PINE TREE RD, LONGVIEW, TX 75604

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of August, 2026
Time of Sale: 11:00am or within three hours thereafter.
Place of Sale: AT FRONT DOOR PATIO AREA OF THE COURTHOUSE in Gregg County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Gregg County Commissioner's Court, at the area most recently designated by the Gregg County Commissioner's Court.

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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

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

Certificate of Posting

I am T Worley whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 7/9/26 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Gregg County Clerk and caused it to be posted at the location directed by the Gregg County Commissioners Court.

By: T Worley

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING LOT ONE (1),
OUT OF BLOCK ONE (1), OF PINE TREE CLUSTERS, UNIT ONE (1), AN
ADDITION IN THE WILLIAM ROBINSON SURVEY, ABSTRACT NO. 177, GREGG
COUNTY, TEXAS, AS SHOWN BY THE AMENDING FINAL PLAT OF SAID ADDITION
RECORDED IN GCC 201710135, OF THE OFFICIAL PUBLIC RECORDS OF
GREGG COUNTY, TEXAS.

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

Notice of Trustee's Sale

FILED
JUN 27 2026
JUL 1 2026

Date: June 26, 2026

Trustee: Shantae Williams

Trustee's Address: P O Box 41878, Dallas, Texas 75241

Mortgagee: S & C Holdings, LLC

Mortgagee Address: 4211 Great Trinity Forest Way, Dallas, Texas 75241

Note: \$85,000.00

Deed of Trust:

Date: September 23, 2023

Grantor: Jesus German Juarez Soto and Blanca E. Soto Ramirez

Mortgagee: S & C Holdings, LLC

Recording Information: Deed of Trust filed as Instrument Number 202314870 in the Official Public Records of Gregg County, Texas

Property: All that certain lot or parcel of land, being Lot 8, Block 1, (NCB 441), of the L.P. Guice Subdivision to the Town of Longview, Gregg County, Texas, according to the plat of said subdivision as the same appears of record in Volume 196, Page 564, Deed Records of Gregg County, Texas.

MORE COMMONLY KNOWN AS 200 W. JONES ST., LONGVIEW, TEXAS 75602

County: Gregg County, Texas

Date of Sale: (first Tuesday of month) August 04, 2026

Time of Sale: No earlier than 10:00 O'Clock A.M. or No later than 3 hours thereafter and be completed by no later than 4:00 P.M.

Place of Sale: SOUTH FRONT PATIO STEPS OF THE GREGG COUNTY COURTHOUSE, LONGVIEW, GREGG COUNTY, TEXAS, OR SUCH OTHER LOCATION AS MAY HAVE BEEN DESIGNATED BY THE COUNTY COMMISSIONER'S COURT OF GREGG COUNTY, TEXAS

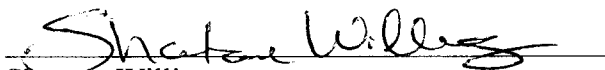
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON

ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed Shantae Williams as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF THE SALE. THE PERSON SIGNING THIS NOTICE IS AN AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Shantae Williams
P O Box 41878
Dallas, Texas 75241
214-576-6743

STATE OF TEXAS {}

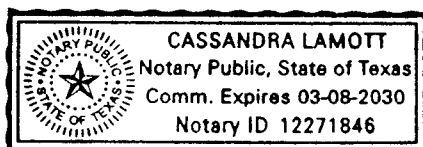
COUNTY OF DALLAS {}

This instrument was acknowledged before me this 26th day of June 2026 by Shantae Williams

My Commission Expires:

March 08, 2030


Notary Public in and for the State of Texas



Cassandra Lamott
Print or Type Name of Notary

10/26/2024
10:26 AM
10/26/2024
10:26 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

1. Date, Time, and Place of Sale.

Date: 8/4/2026

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

Place: Gregg County Courthouse, Texas, at the following location: 101 East Methvin Street, Longview, TX 75601 FRONT DOOR-PATIO AREA, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

2. Property To Be Sold. LOT 4 AND THE EAST 1/2 OF LOT 3, BLOCK 4, LAKEWOOD ADDITION, AN ADDITION TO THE CITY OF WHITE OAK, GREGG COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT OF RECORD IN VOL. 1061, PG. 312, DEED RECORDS, GREGG COUNTY, TEXAS.

Commonly known as: 308 MARI BETH LN WHITE OAK, TX 75693

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 1/13/2017 and recorded in the office of the County Clerk of Gregg County, Texas, recorded on 1/17/2017 under County Clerk's File No 201700783, in Book — and Page — The subject Deed of Trust was modified by Loan Modification recorded as Instrument 202220303 and recorded on 12/13/2022 in the Real Property Records of Gregg County, Texas.

Grantor(s): JESSE JOHNSON AND AMANDA ELIZABETH JOHNSON, HUSBAND AND WIFE

Original Trustee: Thomas E. Black, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2025-17591-TX

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Pursuant to §51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust.

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

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Resolve

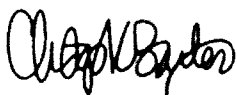
6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original principal amount of \$186,868.00, executed by JESSE JOHNSON AND AMANDA ELIZABETH JOHNSON, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the Trustor(s) to the current holder of the Obligations, secured by the Deed of Trust. Default has occurred in the payment of the indebtedness, and the same is now wholly due and payable. The owner and holder of the Obligations has requested that the Substitute Trustee sell the Property to satisfy the indebtedness.

7. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, represents the current mortgagee, whose address is:

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

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



By: _____

Dated: 6/26/2026 Christopher K. Baxter
Senior Vice President
Texas Bar No. 90001747
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501

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

T.S. #: 2025-17591-TX

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:
See Exhibit "A".

Security Instrument: Deed of Trust dated April 24, 2018 and recorded on May 4, 2018 at Instrument Number 201806870 in the real property records of GREGG County, Texas, which contains a power of sale.

Sale Information: August 4, 2026, at 11:00 AM, or not later than three hours thereafter, at the front door patio area of the Gregg County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JET LIVINGSTON AND JERALD CATAMPATAN secures the repayment of a Note dated April 24, 2018 in the amount of \$62,500.00. ROCKET MORTGAGE, LLC, whose address is c/o Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
Texas Bar No. 24145898

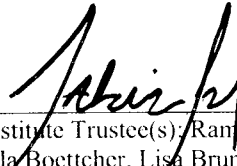
De Cubas & Lewis, P.C.

De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Phone: (954) 453-0365

Fax: (469) 518-4972



Substitute Trustee(s): Ranjivo Cuevas, Patrick Zwiers,
Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad
Wallace, Tonya Washington, Tionna Hadnot, Misty
McMillan, Shawn Schiller, Jackie Perkins,
Auction.com LLC||Harriett Fletcher, Sheryl LaMont,
Sharon St. Pierre, Jabria Foy, Heather Golden, Kara
Riley, Catherine Geddie, Agency Sales and Posting
LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, JABRIA FOY, declare under penalty of perjury that on the 25th day of June, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GREGG County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

A 1.000-ACRE, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HILL SURVEY, ABSTRACT NO. 93 GREGG COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.00-ACRE TRACT OF LAND CONVEYED TO BRENDA JANICE SHANNON AND LINDA ELIZABETH NEWMAN IN A WARRANTY DEED DATED NOVEMBER 1, 2006, AND RECORDED BY GREGG COUNTY CLERK DOCUMENT NO. 200624396, OF THE OFFICIAL PUBLIC RECORDS, GREGG COUNTY, TEXAS, SAID 1.00-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING at 2-inch iron pipe found at the northwest corner of said 1.00-acre tract, and the northeast corner of a tract of land conveyed to Charles L. Collins in Volume 936 Page 416 by Deed Records of Gregg County, Texas, and being in the south right-of-way line of Greenhill Road;

THENCE S 89°41'31" E with the south right-of-way line of said Greenhill Road, and the north line of said 1.00-acre Tract, said line being the Basis of Bearing, a distance of 205.87 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre Tract, and the northwest corner of a tract of land conveyed to Lawanda Doss Drennan in a Warranty Deed Recorded by Gregg County Clerk Document No. 200332050, of the Official Public Records of Gregg County;

THENCE S 00°54'52" E departing the south right-of-way line of said Greenhill Road with the east line of said 1.00-acre Tract, and the west line of said Drennan Tract, a distance of 210.98 feet 1/2-inch iron rod found for the southeast corner of said 1.00-acre Tract, and the southwest corner of said Drennan Tract;

THENCE N 89°25'38" W with the south line of said 1.00-acre Tract, and in-part with the north lines of tracts of land conveyed to Charles A. Brown in a Warranty Deed Recorded by Gregg County Clerk Document No. 200608871, of the Official Public Records of Gregg County, and a tract of land conveyed to April Echols in a Warranty Deed Recorded by Gregg County Clerk Document No. 200332050, of the Official Public Records of Gregg County, a distance of 207.38 feet to a 1/2-inch iron rod found for the south west corner of said 1.00-acre Tract and the south east corner of said Collins Tract;

THENCE N 00°30'39" W with the west line of said 1.00-acre Tract and the east line of said Collins Tract, a distance of 209.99 feet to the POINT OF BEGINNING hereof, having an area of 1.000-acres, more or less.
Tax ID: 18750

RECORDING REQUESTED BY
Law Offices of Jason C. Tatman

FILED

JUN 25 2026

And When Recorded Mail To
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O Compu-Link, HUD Division
14002 East 21st St., Suite 300
Tulsa, OK 74134

Michelle Gilley
Gregg County Clerk

TS No. LO-53783-TX

Space above this line for recorder's purposes

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTICE OF DEFAULT AND FORECLOSURE SALE**

Recorded in accordance with 12 USCA 3764 (c)

WHEREAS, on 6/14/2012, a certain Deed of Trust was executed by Jo B Sparks A single person as trustor in favor of Reverse Mortgage USA, Inc. as beneficiary, and Scott R. Valby as trustee, and was recorded on 6/22/2012, as Instrument No. 201211178, in Book XX, Page XX, Re-recorded on 08/03/2012 as Instrument No. 201213942, in the Office of the County Recorder of Gregg County, Texas; and

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

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 1/3/2019, recorded on 5/6/2019, as instrument number 201906952, book XX, page XX, in the Office of the County Recorder, Gregg County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 1/7/2026, was not made due to a borrower dies and the property is not the principal residence of at least one surviving borrower and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of 1/7/2026 is **\$213,459.86**; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Law Offices of Jason C. Tatman as Foreclosure Commissioner, see attached exhibit "A", notice is hereby given that on **8/4/2026 between 10:00AM-1:00PM** local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder:



Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 13, BLOCK 7505, OAK FOREST GARDEN HOMES, AN ADDITION TO THE P.P. RAINS SURVEY, A-258, GREGG COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT FILED TN VOLUME 1244, PAGE 251, DEED RECORDS, GREGG COUNTY, TEXAS.

Commonly known as: 13 Bellengrath Drive, Longview Texas 76505

The sale will be held at the front door patio area of the Gregg County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court. The Secretary of Housing and Urban Development will bid an estimate of **\$225,989.82**.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$22,598.98 [10% of the Secretary's bid] **in the form of a certified check or cashier's check made out to the Secretary of HUD**. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$22,598.98 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is **\$225,989.82**, as of 8/3/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

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

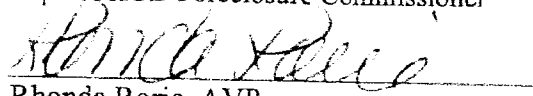
NOTICE TO POTENTIAL BIDDERS:

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and <https://www.fincen.gov/rre-faqs>.

Date: 6/23/2026

Law Offices of Jason C. Tatman
U.S. Dept. of HUD Foreclosure Commissioner

BY:


Rhonda Rorie, AVP

rria@tatmanlegal.com

9665 Chesapeake Dr., Ste. 365, San Diego, CA
92123

(858) 201-3590 Fax (858) 348-4976

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 6/23/2026 before me, C. Stewart, a Notary Public, personally appeared Rhonda Rorie who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

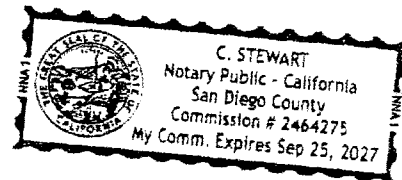




Exhibit "A"

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Fort Worth Regional Office, Region VI
Office of Regional Counsel
307 W 7th Street, Ste. 1000
Fort Worth, TX 76102
Phone: 817-978-5987 FAX: 202-485-9114

February 1, 2022

FORECLOSURE COMMISSIONER DESIGNATION

To: Jason C. Tatman
Law Office of Jason C. Tatman
5677 Oberlin Dr. Ste 210
San Diego, CA, 92121

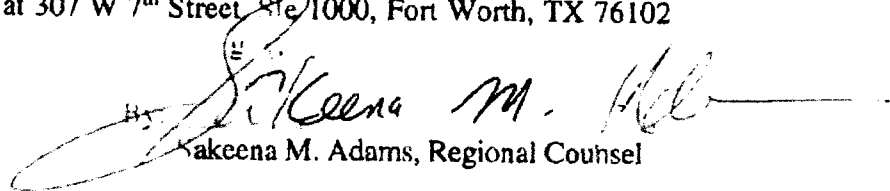
Pursuant to Section 805 of the Single Family Mortgage Foreclosure Act of 1994 (the "Act"), and the Delegation of Authority published in 76 FR 42466 on July 18, 2011, you are hereby designated as a Foreclosure Commissioner to act on behalf of the Secretary of Housing and Urban Development to conduct nonjudicial foreclosures in the State of Texas of the mortgages that may be referred to you by the Department of Housing and Urban Development ("HUD") including cases under Title I, Title II, and Section 312. A copy of the Act, as codified at 12 U.S.C. §§ 3751-3768 and the federal regulations (24 CFR 27, Subpart B, the "Regulations") applicable to your designation are available online through the Government Printing Office website. Foreclosures HUD refers to you are to be conducted pursuant to the Act, the Regulations, and the instructions that HUD will give to you at the time of referral.

HUD will pay you a commission for a completed foreclosure of \$1,350.00 (a "Commission"). HUD will pay you a percentage of the Commission for cases that HUD withdraws, based on the following:

- 20% of Commission for work completed if withdrawn prior to "service" of Notice of Foreclosure and Sale
- 80% of Commission for work completed if withdrawn after "service" of Notice of Foreclosure and Sale but prior to foreclosure sale, including the start of publication, or posting if required.

As a Foreclosure Commissioner, you are a fiduciary of the Secretary and not an employee of the Department of Housing and Urban Development or of the Federal Government. You will be responsible for your actions as any other fiduciary.

This designation is effective immediately and may be revoked by HUD with or without cause pursuant to the Act. An original and two copies of this Designation are enclosed. Please sign and date them, providing your Tax Identification or Social Security Number, and return one copy to Sakeena M. Adams at 307 W 7th Street, Ste 1000, Fort Worth, TX 76102


Sakeena M. Adams, Regional Counsel

ACCEPTANCE OF DESIGNATION

I, JASON TATMAN, hereby accept designation as a Foreclosure Commissioner and agree to abide by the provisions of my appointment, the Act referred to above, the regulations, and the Instructions as provided to me by HUD.

2.8.2022
Date

LAW OFFICES OF JASON C TATMAN
Name of Firm

By: [Signature]
46-5437418
Tax I.D. or Social Security No.

ACKNOWLEDGEMENT

State of _____)

[County/Parrish] of _____)

This instrument was acknowledged before me on the _____ day of _____, 20____,
by _____

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On 2/8/2022 before me, Baron Tennelle III, a notary public, personally appeared Jason C. Tatman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Baron Tennelle III (Seal)



FILED
JUN 25 2026

Michelle Gilley
Harris County Clerk

Our Case No. 25-07192-FC-3

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF GREGG

Deed of Trust Date:
December 28, 2011

Property address:
2105-B N WHITE OAK RD
WHITE OAK, TX 75693

Grantor(s)/Mortgagor(s):
TERESA MICHELLE BOWEN A SINGLE PERSON

LEGAL DESCRIPTION: SEE EXHIBIT A

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING THROUGH
THE RURAL HOUSING SERVICE OR SUCCESSOR
AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Date of Sale: AUGUST 4, 2026

Property County: GREGG

Original Trustee: FRANCISCO VALENTIN, JR.

Recorded on: December 29, 2011

As Clerk's File No.: 201123730

Re-Recorded on: May 15, 2012

As Clerk's File No.: 201208666

Mortgage Servicer:

UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Substitute Trustee:

Resolve Trustee Services, LLC, Marinosci Law Group, PC

Substitute Trustee Address:

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

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Resolve Trustee Services, LLC, Marinosci Law Group, PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 4, 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. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Gregg County Courthouse, 101 E. Methvin, Longview, TX 75601 as 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.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

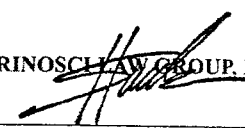
ACTIVE MILITARY SERVICE NOTICE

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,

6-22-26

MARINOSCI LAW GROUP, P.C.

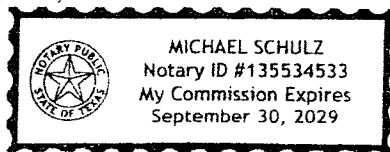
By: 
SAMMY HOODA
MANAGING ATTORNEY

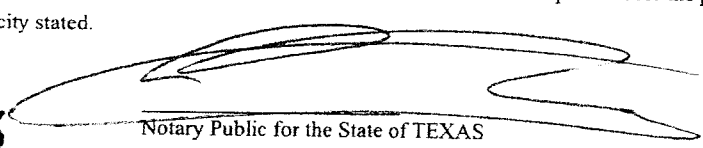
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 22 day of June, 2026, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 9-30-29

Michael Schulz
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING
THROUGH THE RURAL HOUSING SERVICE,
ITS SUCCESSORS AND ASSIGNS, UNITED
STATES DEPARTMENT OF AGRICULTURE
P.O. Box 66889
St. Louis, MO 63166
Our File No. 25-07192

Return to:

MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

EXHIBIT A

BEING A 0.500 ACRE TRACT OF LAND SITUATED IN THE G.W. HOOPER SURVEY, ABSTRACT NO. 92, GREGG COUNTY, TEXAS AND SAID 0.500 TRACT BEING PART OF THE RESIDUE OF A CALLED 6.44 ACRE TRACT OF LAND DESCRIBED IN A DEED OF TRUST FROM J. L. WRIGHT, JR. AND NELDA J. WRIGHT TO BILL W. TAYLOR, TRUSTEE, FILED APRIL 13, 2000 AND RECORDED IN GREGG COUNTY CLERKS FILE NO. 200007836, OFFICIAL RECORDS OF SAID COUNTY. SAID 0.500 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ½ INCH IRON ROD SET FOR A CORNER IN THE NORTH LINE OF SAID 6.44 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 6.48 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1422, PAGE 199 AND A ½ INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 6.44 ACRE TRACT BEARS S 89 DEG. 45 MIN. 15 SEC. W A DISTANCE OF 1237.58 FEET AND SAID CORNER BEING THE NORTHWEST CORNER OF A PROPOSED 25 FOOT WIDE ACCESS AND UTILITY EASEMENT THIS DAY SURVEYED;

THENCE N 89 DEG. 45 MIN. 15 SEC. E (DEED N 89 DEG. 45 MIN. 15 SEC E) ALONG SAID NORTH LINE (BEARING BASE) AND ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF SAID EASEMENT A DISTANCE OF 133.72 FEET TO A ½ INCH IRON ROD SET FOR A CORNER, A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 6.44 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE RESIDUE OF A CALLED 0.423 ACRE TRACT DESCRIBED IN GREGG COUNTY CLERKS NO. 20081052 BEARS N 89 DEG. 45 MIN. 15 SEC. E A DISTANCE OF 232.80 FEET;

THENCE S 00 DEG. 14 MIN. 45 SEC. W A DISTANCE OF 162.66 FEET TO A ½ INCH IRON ROD SET FOR A CORNER IN THE SOUTH LINE OF SAID 6.44 ACRE TRACT, SAME BEING THE NORTH LINE OF LOT 2 NORTH OAK ESTATES AS RECORDED IN BOOK 9, PAGE 99, PLAT RECORDS, A 3/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.423 ACRE TRACT BEARS S 89 DEG. 33 MIN. 59 SEC. E A DISTANCE OF 202.69 FEET;

THENCE N 89 DEG. 33 MIN. 59 SEC. W ALONG SAID SOUTH LINE AND SAID NORTH LINE AND ALONG THE NORTH LINE OF LOT 3 OF SAID NORTH OAK ESTATES A DISTANCE OF 133.72 FEET TO A ½ INCH IRON ROD SET FOR A CORNER AND A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER AT THE NORTHWEST CORNER OF LOT 5 OF SAID ESTATES BEARS N 89 DEG. 33 MIN. 59 SEC. W A DISTANCE OF 563.83 FEET;

THENCE N 00 DEG. 14 MIN. 45 SEC. E A DISTANCE OF 163.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.500 ACRES OF LAND.

TOGETHER WITH A 25' ACCESS & UTILITY EASEMENT:

BEING A PROPOSED 25 FOOT WIDE ACCESS AND UTILITY EASEMENT SITUATED IN THE G. W. HOOPER SURVEY, ABSTRACT NO. 92, GREGG COUNTY, TEXAS AND SAID EASEMENT BEING ACROSS PART OF THE NORTH SIDE OF A CALLED 6.44 ACRE TRACT OF LAND DESCRIBED IN A DEED OF TRUST FROM J. L. WRIGHT, JR. AND NELDA J. WRIGHT TO BILL W. TAYLOR, TRUSTEE, FILED APRIL 13, 2000 AND RECORDED IN GREGG COUNTY CLERKS FILE NO. 200007836, OFFICIAL RECORDS OF SAID COUNTY AND SAID EASEMENT BEING ACROSS THE NORTH SIDE OF THE RESIDUE OF A CALLED 0.423 ACRE TRACT OF LAND DESCRIBED IN GREGG COUNTY CLERKS FILE NO. 200810052 AND SAID 0.423 ACRE TRACT BEING PART OF SAID 6.44 ACRE TRACT, SAID EASEMENT BEING IN THE SAME LOCATION OF AND EXISTING 25.00 WIDE SWEPKO EASEMENT DESCRIBED IN VOLUME 272, PAGE 77, DEED RECORDS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 6.44 ACRE TRACT AND SAID 0.423 ACRE TRACT AND SAID CORNER BEING IN THE SOUTHWEST LINE OF NORTH WHITE OAK ROAD: THENCE S 56 DEG. 46 MIN. 58 SEC. E ALONG SAID SOUTHWEST LINE A DISTANCE OF 11.74 FEET TO A SUBSCRIBED MARK FOUND A CONCRETE DRIVE. SAME BEING A NORTH CORNER OF A 0.5011 ACRE TRACT SURVEYED OUT OF WRIGHT PROPERTY JULY 2010:

THENCE S 45 DEG. 53 MIN. 22 SEC. W ALONG THE NORTH LINE OF SAID 0.5011 ACRE TRACT AND ALONG SAID CONCRETE DRIVE A DISTANCE OF 26.26 FEET TO A POINT FOR A CORNER IN THE SOUTH LINE OF SAID SWEPKO EASEMENT:

THENCE S 89 DEG. 45 MIN. 15 SEC. W ALONG THE SOUTH LINE OF SAID SWEPKO EASEMENT AND AT 223.98 FEET PASSING THE EAST LINE OF A 0.500 ACRE TRACT OF LAND THIS DAY SURVEYED AND CONTINUING ALONG SAID LINE AND SAME BEARING IN ALL A TOTAL DISTANCE OF 357.70 FEET TO A POINT FOR A CORNER IN THE WEST LINE OF SAID 0.500 ACRE TRACT;

THENCE N 00 DEG. 14 MIN. 45 SEC. W ALONG SAID WEST LINE A DISTANCE OF 25.00 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID PROPOSED ACCESS AND UTILITY EASEMENT AND THE NORTHWEST CORNER OF SAID 0.500 ACRE TRACT SAME BEING IN THE NORTH LINE OF SAID 6.44 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 6.48 ACRE TRACT DESCRIBED IN VOLUME 1422, PAGE 199 AND A ½ INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 6.44 ACRE TRACT BEARS S 89 DEG. 45 MIN. 15 SEC. W AND A DISTANCE OF 1237.58 FEET;

THENCE N 89 DEG. 45 MIN. 15 SEC. E (DEED N 89 DEG. 45 MIN. 15 SEC. E 1604.12 FEET) ALONG SAID LINE (BEARING BASE) AND AT 133.72 FEET PASSING A ½ INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 0.500 ACRE TRACT AND CONTINUING ALONG SAME BEARING AND SAID LINE IN ALL A TOTAL DISTANCE OF 366.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.211 ACRE OF LAND IN SAID EASEMENT.

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: 12/16/2021
Grantor(s): ALEX HUBBARD, UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$233,774.00
Recording Information: Instrument 202122682
Property County: Gregg
Property: (See Attached Exhibit "A")
Reported Address: 403 CAPROCK DR, LONGVIEW, TX 75605

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of August, 2026
Time of Sale: 11:00am or within three hours thereafter.
Place of Sale: AT FRONT DOOR PATIO AREA OF THE COURTHOUSE in Gregg County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Gregg County Commissioner's Court, at the area most recently designated by the Gregg County Commissioner's Court.

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

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

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

Certificate of Posting

57

I am Tworley whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 6/25/26 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Gregg County Clerk and caused it to be posted at the location directed by the Gregg County Commissioners Court.

By: Tworley

Exhibit "A"

LOT 15, BLOCK 8, RAY CREEK ESTATES UNIT FOUR, IN THE P.P. RAINS SURVEY, A-258, GREGG COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER COUNTY CLERK'S FILE NO. 202005680, OFFICIAL PUBLIC RECORDS, GREGG COUNTY, TEXAS.

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

JUN 18 2026

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/20/2024	Grantor(s)/Mortgagor(s): BLACKFOOT VENTURES CORP, AN IDAHO CORPORATION <i>Michelle Gilley</i> County Clerk
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR OCMBC, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Athene Annuity and Life Company
Recorded in: Volume: N/A Page: N/A Instrument No: 202416169	Property County: GREGG
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, Greenville, MN 29601
Date of Sale: 8/4/2026	Earliest Time Sale Will Begin: 12:00 PM
Place of Sale of Property: FRONT DOOR-PATIO AREA OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 15, BLOCK 705, PINWOOD PARK, AN ADDITION TO THE CITY OF LONGVIEW, SITUATED IN THE A.R. JOHNSON SURVEY, A-2, GREGG COUNTY, TEXAS ACCORDING TO THE REVISED PLAT OF RECORD RECORDED IN VOLUME 336, PAGE 295, DEED RECORDS, GREGG COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terri Worley, Lisa DeLong, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless or Phillip Hawkins, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 6/17/2026

deygr

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: *6/18/26*Printed Name: *Tworley*

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

MH File Number: TX-26-127987-POS
Loan Type: Business Purpose Loan

REGIONS MORTGAGE (UPN)
DEUTSCH, MONA
205 GAYLE DR, LONGVIEW, TX 75604

CONVENTIONAL
Firm File Number: 25-042673

FILED
JUN 11 2026

NOTICE OF TRUSTEE'S SALE

Michelle Gilley
REGIONS BANK

WHEREAS, on April 26, 2012, MONA FRANCES DEUTSCH, UNMARRIED, as Grantor(s), executed a Deed of Trust conveying to JOHN ULMER, as Trustee, the Real Estate hereinafter described, to REGIONS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of **GREGG COUNTY, TX** and is recorded under Clerk's File/Instrument Number 201208644, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, August 4, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 pm or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **GREGG COUNTY, TX** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Gregg, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED AND BEING LOCATED IN THE ISSAC SKILLERN SURVEY, GREGG COUNTY, TEXAS, BEING A PART OF A CERTAIN 10 ACRE TRACT CONVEYED TO SIMMS OIL COMPANY BY D. H. VOSS, BY DEED DATED APRIL 9, 1931, RECORDED IN VOLUME 81, PAGE 216. DEED RECORDS OF GREGG COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NL OF SAID 10 ACRE TRACT, SAID POINT BEING 100 FEET E OF THE NWC OF SAID 10 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION 100 FEET ALONG THE NEBL OF SAID 10 ACRE TRACT TO THE NEC OF SAID 10 ACRE TRACT, SAME BEING THE NEC OF THE NEC OF THE TRACT HEREIN DESCRIBED;

THENCE IN A SOUTHERLY DIRECTION ALONG THE EL OF SAID 10 ACRE TRACT A DISTANCE OF 110 FEET TO A POINT IN THE NBL OF GAYLE STREET;

THENCE IN A WESTERLY DIRECTION ALONG THE NBL OF GAYLE STREET A DISTANCE OF 100 FEET TO THE SWC OF THE TRACT HEREIN CONVEYED;

THENCE IN A NORTHERLY DIRECTION PARALLEL TO THE WBL OF SAID 10 ACRE TRACT A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

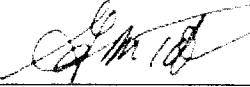
Property Address: 205 GAYLE DR
LONGVIEW, TX 75604
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK
6200 POPLAR AVENUE
MEMPHIS, TN 38119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

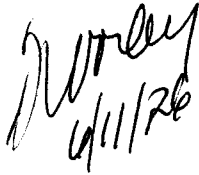
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE
Tejas Corporate Services, LLC
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day June 8, 2026.

By: 
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Regions Bank

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.


6/11/26

FILED

JUN 11 2026

Michelle Silley
Gregg County Clerk

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: 0.238 ACRES OF LAND, LOT 3, FAIRMONT COVE SUBDIVISION, CITY OF LONGVIEW, GREGG COUNTY, TEXAS, ACCORDING TO PLAT RECORDED UNDER CLERK'S FILE NO. 200812719, OFFICIAL PUBLIC RECORDS, GREGG COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/15/2024 and recorded in Document 202405282 real property records of Gregg County, Texas.

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

Date: 08/04/2026

Time: 01:00 PM

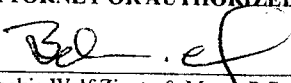
Place: Gregg County, Texas at the following location: FRONT DOOR-PATIO AREA OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by BRYAN CHRISTOPHER WILKS AND DENNIS HARRY ROINICK JR, provides that it secures the payment of the indebtedness in the original principal amount of \$347,018.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


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

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6/11/26 I filed this Notice of Foreclosure Sale at the office of the Gregg County Clerk and caused it to be posted at the location directed by the Gregg County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/15/2020	Grantor(s)/Mortgagor(s): KEVIN TYHONE MITCHELL, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: GUILD MORTGAGE COMPANY LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202007424	Property County: GREGG
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 8/4/2026	Earliest Time Sale Will Begin: 11:00 AM
Place of Sale of Property: Gregg County Courthouse, 101 E. Methvin St, Longview, TX 75601 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 13, NCB 863, NORTHWEST HILLS UNIT NO 2, AN ADDITION TO THE CITY OF LONGVIEW, SITUATED IN THE I.C, SKILLERN SURVEY, GREGG COUNTY, TEXAS, ACCORDING TO THE RECORD PLAT THEREOF, RECORDED IN VOLUME 485, PAGE 495, DEED RECORDS OF GREGG COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Terri Worley, Lisa DeLong, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless or Phillip Hawkins, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 6/2/2026



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

Dated: 6/4/26

Printed Name: Terri Worley

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

MH File Number: TX-26-129320-POS
Loan Type: FHA

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/31/2020	Grantor(s)/Mortgagor(s): WENDY A DICK, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202012382	Property County: GREGG
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 8/4/2026	Earliest Time Sale Will Begin: 11:00 AM
Place of Sale of Property: Gregg County Courthouse, 101 E. Methvin St, Longview, TX 75601 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: SURFACE ESTATE ONLY IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING LOT 23, COUNTRY ESTATES ADDITION, AN ADDITION IN THE W. CASTLEBERRY SURVEY, GREGG COUNTY, TEXAS, AS RECORDED IN PLAT OF SAID ADDITION OF RECORD IN VOLUME 1175, PAGE 266, DEED RECORDS, GREGG COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, I.L.C, Terri Worley, Lisa DeLong, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless or Phillip Hawkins, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 6/3/2026

dyer

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

Dated: 01/11/00

Printed Name: 100-10

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-26-129312-POS
Loan Type: USDA Farm Loan

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NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
PRYOR, ROSE AND RANDALL
125 MILLSTONE LN, LONGVIEW, TX 75604

CONVENTIONAL
Firm File Number: 24-041161

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 18, 2006, RANDALL PRYOR AND WIFE, ROSE ELAYNE PRYOR, F/K/A ROSE ELAYNE SUMMERS, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of GREGG COUNTY, TX and is recorded under Clerk's File/Instrument Number 200619609, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 4, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in GREGG COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Gregg, State of Texas:

ALL THAT CERTAIN LOT OF PARCEL OF LAND BEING LOT 7, BLOCK 3, OF THE MILL RUN, UNIT 1, TO THE CITY OF LONGVIEW, GREGG COUNTY, TEXAS, ACCORDING TO THE REVISED MAP OR PLAT OF SAID ADDITION, AS THE SAME APPEARS OF RECORD IN VOLUME 1696, PAGE 366, OF THE OFFICIAL RECORDS OF GREGG COUNTY, TEXAS.

Property Address:	125 MILLSTONE LN LONGVIEW, TX 75604
Mortgage Servicer:	NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee:	CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2006-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006- 8, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE 601 OFFICE CENTER DRIVE SUITE 100 FORT WASHINGTON, PA 19034

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**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**

SUBSTITUTE TRUSTEE
Auction.com LLC
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day June 2, 2026.

By: 
Brett P. Ryan
Texas Bar No. 24110844

65

bryan@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Credit Suisse First Boston Mortgage
Securities Corp., Home Equity Asset Trust 2006-8, Home
Equity Pass-Through Certificates, Series 2006-8, U.S. Bank
National Association, as Trustee

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

JW/ML
6/4/26

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/21/2020	Grantor(s)/Mortgagor(s): TANA LEGER, AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC FILED
Recorded in: Volume: N/A Page: N/A Instrument No: 202021509	Property County: GREGG MAY 23 2026 Mortgage Office
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 8/4/2026	Earliest Time Sale Will Begin: 11:00 AM
Place of Sale of Property: Gregg County Courthouse, 101 E. Methvin St, Longview, TX 75601 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 1, BLOCK 3686, PINE TREE HEIGHTS, CITY OF LONGVIEW, ACCORDING TO THE PLAT RECORDED IN 1208, PAGE 333, DEED RECORDS, GREGG COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Terri Worley, Lisa DeLong, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless or Phillip Hawkins, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 5/27/2026



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

Dated: 5/28/26

Printed Name: Terri Worley

Substitute Trustee
c/o Auction.com
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