

1226 COUNTY ROAD 4490
WINNSBORO, TX 75494

FILED FOR RECORD
2026 JAN 15 PM 12:30
KELLY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS
00000010699148

NOTICE OF [SUBSTITUTE] 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.

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

Date: April 07, 2026

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

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 20, 2004 and recorded in Document VOLUME 02032, PAGE 00783 real property records of WOOD County, Texas, with DAVID W. GARDNER AND WIFE, VICKY S. GARDNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID W. GARDNER AND WIFE, VICKY S. GARDNER, securing the payment of the indebtednesses in the original principal amount of \$49,227.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



1226 COUNTY ROAD 4490
WINNSBORO, TX 75494

00000010699148

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

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



Israel Saucedo

Certificate of Posting

My name is JABRIA FOY, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-15-2026 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.

Declarants Name: JABRIA FOY

Date: 1-15-2026

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF WOOD, STATE OF TEXAS, BEING IN THE L.W. GILLIAM SURVEY, ABSTRACT NO. 227, BEING ALL OF THAT 2.101 ACRE TRACT CONVEYED FROM JULIE HARGUS WEST AND HUSBAND, ERIC WEST TO GREGORY A. BARTON AND RECORDED IN VOLUME 1736, PAGE 788 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 2.101 ACRE TRACT FURTHER DESCRIBED AS BEING A PORTION OF THAT 40 ACRE TRACT DESCRIBED IN CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO JAMES A. HARGUS AND RECORDED IN VOLUME 595, PAGE 319 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS, AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED 2.101 ACRE TRACT, SAME BEING THE ORIGINAL NORTHWEST CORNER OF THE ABOVE MENTIONED 40 ACRE TRACT, SAME ALSO BEING THE NORTHEAST CORNER OF A 6.362 ACRE SECOND TRACT CONVEYED FROM GUSSIE FARISH ET AL TO JACKIE SPENCE ET UX CAROLYN SPENCE AND RECORDED IN VOLUME 757, PAGE 225 OF THE DEED RECORDS OF SAID COUNTY, SAME ALSO BEING IN THE SOUTH BOUNDARY LINE OF A 50 ACRE TRACT CONVEYED FROM W. L. SPENCE ET UX LELA SPENCE TO A. W. WINCHESTER AND RECORDED IN VOLUME 346, PAGE 9 OF THE DEED RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING ALSO LIES IN THE CENTERLINE OF WOOD COUNTY ROAD NO. 4490, A 4 INCH X 4 INCH CONCRETE MARKER FOUND FOR A WITNESS CORNER LIES SOUTH 0 DEG. 39 MIN. WEST, 20.00 FEET;

THENCE SOUTH 89 DEG. 15 MIN. 00 SEC. EAST, ALONG THE CENTERLINE OF WOOD COUNTY ROAD NO. 4490 AND WITH THE SOUTH BOUNDARY LINE OF THE ABOVE MENTIONED 50 ACRE WINCHESTER TRACT, 171.83 FEET TO A 40D NAIL SET FOR A CORNER, A 1/2 INCH STEEL ROD SET FOR A WITNESS CORNER LIES SOUTH 1 DEG. 13 MIN. 31 SEC. EAST, 20.00 FEET;

THENCE SOUTH 1 DEG. 13 MIN. 31 SEC. EAST, 304.96 FEET TO A 1/2 INCH STEEL ROD SET FOR AN ANGLE POINT;

THENCE SOUTH 5 DEG. 43 MIN. 25 SEC. WEST, 301.22 FEET TO A 1/2 INCH STEEL ROD SET FOR A CORNER;

THENCE NORTH 89 DEG. 21 MIN. 00 SEC. WEST, 155.17 FEET TO A 5/8 INCH STEELPIPE FOUND IN THE EAST BOUNDARY LINE OF THE ABOVE MENTIONED 6.362 ACRE SECOND TRACT;

THENCE NORTH 0 DEG. 39 MIN. 00 SEC. EAST, ALONG THE EAST BOUNDARY LINE OF THE ABOVE MENTIONED 6.362 ACRE SECOND TRACT AND WITH A FENCE, 605.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.398 ACRES OF LAND, AS SURVEYED BY TOM NOBLE, RPLS NO. 2097, DATED SEPTEMBER 7, 2004.

FILED FOR RECORD
2025 JAN 22 2:09:59
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

In Source Logic LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000316-24-1

APN R23515

TO No 3325486

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 17, 2016, STEWART NIX, AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of FIELDER F. NELMS as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LIVE WELL FINANCIAL, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$390,000.00, payable to the order of Carrington Mortgage Services, LLC as current Beneficiary, which Deed of Trust recorded on October 26, 2016 as Document No. 2016-00010533 in Wood County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R23515

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed In Source Logic LLC or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX07000316-24-1

APN R23515

TO No 3325486

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2026 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wood County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **100 Main Street, Quitman TX 75783; At the east (front) door of the Wood County Courthouse or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Carrington Mortgage Services, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Carrington Mortgage Services, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 22 day of JANUARY, 2026.

JABRIA FOY

By: In Source Logic LLC
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land situated in the A.C. Walters Survey, Abstract No. 609, Wood County, Texas, and being all of a called 2.555 acre tract of land described in a Deed from Ronnie L. English and wife Rita A. English, to James E. Orms and wife, Ida M. Orms, dated February 7, 1995, as shown of record in Volume 1424, Page 157, Real Property Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of said 2.555 acre tract, same being the Northeast corner of a called 3.53 acre tract of land described in a Deed from Clyde Brady to Robert Holcombe and Debra Holcombe, dated August 7, 2008, as shown of record in Document No. 2008-00093984, Real Records, Wood County, Texas, and being within the limits of Wood County Road No. 1308, a 1/2 inch rod found for a reference marker bears S 00° 02' 58" E, a distance of 40.18 feet;

THENCE S 67° 45' 17" E, along the North line of said 2.555 acre tract, a distance of 205.84 feet to a 1/2 inch iron rod found at the northerly Northeast corner of said 2.555 acre tract;

THENCE S 40° 00' 17" E, continuing along the North line of said 2.555 acre tract, a distance of 48.17 feet to the easterly Northeast corner of said 2.555 acre tract and being in the North margin of said County Road, a 5/8 inch iron rod found for a reference marker bears S 00° 08' 58"W, a distance of 59.53 feet;

THENCE S 00° 08' 58"W, along the East line of said 2.555 acre tract and along the West line of that certain tract described as "Third Tract" in a Deed from Gregg Owen Mills and wife, Lisa Mills, to Anthony Reed, dated May 6, 1993, as shown of record in Volume 1334, Page 893, Real Property Records, Wood County, Texas, a distance of 480.24 feet to a 3 1/2 inch iron pipe post fence intersection found at the Southeast corner of said 2.555 acre tract and at the Northeast corner of a called 1.579 acre tract of land described in a Deed from Jessie Rogers et al to Earl Mallory Bridges and wife, Helen R. Bridges, dated June 10, 1991, as shown of record in Volume 1243, Page 475, Real Property Records, Wood County, Texas;

THENCE N 68° 10' 20" W, along the South line of said 2.555 acre tract, a distance of 236.77 feet to a 1/2 inch iron rod found at the Southwest corner of said 2.555 acre tract, same being the Northwest corner of said 1.579 acre tract and being in the East line of said 3.53 acre tract;

THENCE N 00° 02' 58" W, along the West line of said 2.555 acre tract, a distance of 507.03 feet to the POINT OF BEGINNING and containing 2.554 acres of land of which approximately 0.20 acres lie within said County Road.



CERTIFIED TO BE A TRUE
AND CORRECT COPY

Suzanne Lebright

WOOD COUNTY DISTRICT CLERK

Page 4 of 5

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED FOR RECORD
2026 FEB 10 AM 11:41
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Deed of Trust Date: 6/27/2017	Grantor(s)/Mortgagor(s): JAMES E DEEL, JR. A MARRIED MAN AND DORIS FREEMAN, A SINGLE WOMAN, AND DARLENE DEEL, SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2017-00005818	Property County: WOOD
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 4/7/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE 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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key, Jay Jacobs, Brian Hooper, Mike Jansta or Mike Hayward, Heather Golden, Jabria Foy, Kara Riley, Kevin Key or Jay Jacobs, 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 their 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.

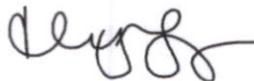
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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: 2/9/2026



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

Dated: February 10, 2026

JABRIA FOY

Printed Name:

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

MH File Number: TX-26-126463-POS
Loan Type: FHA

1

EXHIBIT A

All of that certain lot, tract or parcel of land located in the Swanson Yarbrough Survey, Abstract No. 658, Wood County, Texas, being the residue of a called 50 ¼ acre tract of land, described in a deed from A. S. Scott, et al to, Eloise and Don Cunningham, dated July 23, 1963, and recorded in Volume 510 Page 410 of the Deed Records of Wood County, Texas and more particularly described by metes and bounds as follows;

METES AND BOUNDS DESCRIPTION

Beginning at a 1 ½ Inch Iron Rod found for corner at the S.W.C. corner of said tract, the N.W.C. of the residue of a called 4.944 acre tract recorded in Volume 2242 Page 584 and being in the E.B.L. of a called 45.785 acre tract recorded in Volume 733 Page 373;

THENCE North 00 degrees 00 Minutes 01 Seconds West, along the W.B.L. of said tract, the E.B.L. of said called 45.785 acre tract and the E.B.L. of a called 85.4 acre tract described in Volume 817 Page 71, at 170.41 feet pass a Concrete Monument found and continue for a total distance of 903.10 feet to a Concrete Monument at the N.W.C. of said tract same being an ell corner of said called 85.4 acres;

THENCE North 89 Degrees 25 Minutes 34 Seconds East, along the N.B.L. of said tract and the S.B.L. of said called 85.4 acre tract for a distance of 1801.19 feet to Cotton Spindle set for corner at the N.E.C. of said tract, same being the N.W.C. of a called 18,057 acre tract described in Volume 1446 Page 262 and in the centerline of County Road 2260, from which a ½ Inch Iron Rod set for reference bears, S 89°25'34" W, 28.94 feet and a 5/8 Inch Iron Pipe found at the N.E.C. of said called 18.057 acres bears, N 89°25'34" E, 640.85 feet;

THENCE South 29 Degrees 14 Minutes 42 Seconds West, along the E.B.L. of said tract, the W.B.L. of said called 18,057 acre tract and the centerline of said road for a distance of 124.36 feet to a Cotton Spindle set for corner;

THENCE South 17 Degrees 02 Minutes 27 Seconds West, continuing along said line for a distance of 213.58 feet to a Cotton Spindle set for corner;

THENCE South 18 Degrees 10 Minutes 41 Seconds West, continuing along said line for a distance of 142.90 feet to a Cotton Spindle set for corner;

THENCE South 33 Degrees 27 Minutes 16 Seconds West, continuing along said line for a distance of 120.27 feet to a Cotton Spindle set for corner;

THENCE South 44 Degrees 47 Minutes 53 Seconds West, continuing along said line for a distance of 512.34 feet to a Cotton Spindle set for corner at the S.E.C. of said tract, same being the S.W.C. of said called 18.057 acres;

THENCE South 89 Degrees 35 Minutes 00 Seconds West, along the S.B.L. of said tract, the N.B.L. of a called 0.369 acre tract described in Volume 2162 Page 124 and the N.B.L. of said called 4.944 acres, at 38.00 feet pass a ½ Inch Iron found and continue for a total distance of 1205.90 feet to the place of beginning containing 32.587 Acres of which 0.780 acres lie within the right-of-way of said road.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WOOD County

Deed of Trust Dated: September 12, 2023

Amount: \$93,600.00

Grantor(s): PAMELA STOUT

Original Mortgagee: ROCKET MORTGAGE, LLC.

Current Mortgagee: ROCKET MORTGAGE, LLC

Mortgagee Address: ROCKET MORTGAGE, LLC, 635 Woodward Ave, Detroit, MI 48226

Recording Information: Document No. 2023-00008621

Legal Description: LOT 12, IN BLOCK 8, OF THE DOWD ADDITION, TO THE CITY OF HAWKINS, WOOD COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 107, PLAT RECORDS, WOOD COUNTY, TEXAS

FILED FOR RECORD
2026 FEB 12 AM 10:02
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Date of Sale: April 7, 2026 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WOOD County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TERRI WORLEY OR LISA DELONG, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, CAROL HAMPTON, PATRICK ZWIERS, DARLA BOETTCHER, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, PHILLIP HAWKINS, DAVID RAY, AURORA CAMPOS, JONATHAN HARRISON, LISA DELONG, CHISTINE WHEELLESS OR RAMIRO CUEVAS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, AND ANGELA ANDERSON, SHAWN SCHILLER, JACKIE PERKINS, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC., HEATHER GOLDEN, JABRIA FOY AND KARA RILEY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagees to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-003651


Printed Name: JABRIA FOY
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

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.

FILED FOR RECORD
2026 FEB 13 PM 12:23

KELLEY R. HESS
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 18, 2024, executed by **CODY ALAN HUGHES AND ASHLIE WINDLE HUGHES A/K/A ASHLIE DENISE HUGHES, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2024-00000717, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Heather Golden, Jabria Foy, Kara Riley, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wood County Courthouse at the place designated by the Commissioner's Court for such sales in Wood County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2024 Jessup Manufactured Home, Serial No. JH2W0976TX24AB.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

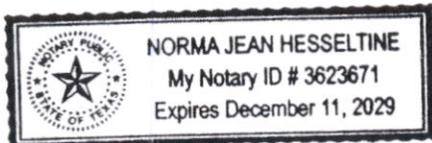
EXECUTED this 11 day of February, 2026.

K. Littlefield

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

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



Norma Jean Hesselstine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING all that certain lot, tract, or parcel of land situated in the H.Nelson Survey A-431, Wood County, Texas, and being all of a called 2.69 acre tract of land described in a Deed from Open Sky Land Company LLC to Karla Denise Windle, dated January 13, 2017, as shown of record in Document No. 2017-00000812, Real Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron pipe found at the Northeast corner of said 2.69 acre tract, same being the Southwest corner of a called 7.149 acre tract of land described in a Deed from Mattie Faye Bullard to Jerry Don Hackler and wife, Darlene Hackler, dated October 15, 1981, as shown of record in Volume 834, Page 506, Deed Records, Wood County, Texas, and being in the West line of a called 38.924 acre tract of land described as "First Tract" in a Deed from the Veterans Land Board of Texas to Jerry D Hackler, dated January 30, 2002, as shown of record in Volume 1839, Page 571, Real Property Records, Wood County, Texas;

THENCE S 01° 24' 57" E, along the East line of said 2.69 acre tract, same being generally along and through a fence, a distance of 216.76 feet to a 1/2 inch iron pipe found at the Southwest corner of said 2.69 acre tract and the Northeast corner of a called 2.70 acre tract of land described as "Tract Four" in a Deed from Glenda G. Wood and Elizabeth Ann Sistrunk, Co-Trustees, to Elizabeth Ann Sistrunk, dated September 23, 2008, as shown of record in Document No. 2008-00096480, Real Records, Wood County, Texas;

THENCE S 89° 57' 00" W, along the South line of said 2.69 acre tract, a distance of 493.82 feet to a 1/2 inch iron pipe found at the Southwest corner of said 2.69 acre tract same being the Northwest Corner of said 2.70 acre tract and being in the West right-of-way of Texas Farm Road No. 1799;

THENCE N 23° 57' 24" W, along the West line of said 2.69 acre tract and along said right-of-way line, same being along a line that is parallel to and 50 feet perpendicular distance from the centerline of said Farm Road, a distance of 237.84 feet to a 1/2 inch iron rod found at the Northwest corner of said 2.69 acre tract and the Northwest corner of said 2.69 acre tract and the Southwest corner of said 7.149 acre tract;

THENCE S 89° 58' 39" E, along the North line of said 2.69 acre tract, a distance of 585.04 feet to the POINT OF BEGINNING and containing 2.688 acres of land.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

FILED FOR RECORD
2026 FEB 26 PM12:31
KELLEY PRICE
WOOD COUNTY CLERK

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 11, 2023 and recorded under Clerk's File No. 2023-00011525, in the real property records of WOOD County Texas, with Pamela Williams, a single woman as Grantor(s) and James T. Bialson, trustee of the James T. Bialson Revocable Trust Dated 3/31/2000 as to an undivided \$195,000 or 66.10% and Roy and Susan Sciacca, Trustees of the Roy and Susan Sciacca Family Trust Dated June 18, 1991 as to an undivided \$100,000 or 33.90% as Original Mortgagee.

Deed of Trust executed by Pamela Williams, a single woman securing payment of the indebtedness in the original principal amount of \$295,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Pamela Williams. James T. Bialson, Trustee of the James T. Bialson Revocable Trust Dated 3/31/2000 as to an undivided \$195,000 or 66.10% and Roy and Susan Sciacca, Trustees of the Roy and Susan Sciacca Family Trust Dated June 18, 1991 as to an undivided \$100,000 or 33.90% is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Source Capital Funding, Inc. is acting as the Mortgage Servicer for the Mortgagee. Source Capital Funding, Inc., is representing the Mortgagee, whose address is: 600 W Broadway Suite 700, San Diego, CA 92101.

Legal Description:
ALL OF LOT NO. 1 OF THE MCDANIEL SUBDIVISION, WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION AS APPEARS OF RECORD IN VOLUME 8, PAGE 205, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 04/07/2026 **Earliest Time Sale Will Begin:** 1:00 PM

Location of Sale: The place of the sale shall be: WOOD County Courthouse, Texas at the following location: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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,"



Service lin

“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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED TO PURCHASE THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER'S STRICT COMPLIANCE WITH FINCEN.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on February 25, 2026.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:  _____

Printed Name: JABRIA FOY _____

C&M No. 44-26-00218

FILED FOR RECORD
2026 FEB 26 PM 12:31
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Notice of [Substitute] Trustee 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.

1. Date, Time and Place of Sale.

Date: 04/07/2026

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Wood County, Texas at the following location: **EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE 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: 604 E CEDAR ST, WINNSBORO, TX 75494

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/21/2023 and recorded 09/25/2023 in Document 2023-00009020, real property records of Wood County, Texas, with **DARRELL J BRYER AND AIMEE BRYER, HUSBAND AND WIFE** grantor(s) and **ARK-LA-TEX FINANCIAL SERVICES, LLC, DBA BENCHMARK MORTGAGE** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **DARRELL J BRYER AND AIMEE BRYER, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$304,385.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ark-La-Tex Financial Services, LLC** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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

All that certain lot, tract or parcel of land being a part of the Gray B. King Survey, A-3, and being Lots 2-A and 7-A of Block R-2 and Lot 3, Block A of the City of Winnsboro, Wood County, Texas according to the official map or plat of said City of Winnsboro, Texas, and being more particularly described as follows:

Beginning at a point in the Southerly Right-of-Way of Cedar Street and being the Northwest corner of the Lonnie E. and Linda J. Barrett Parcel as recorded in Volume 1729, Page 711, Real Property Records of Wood County, Texas;

THENCE S 06°57'49" E generally along a fence line along the Westerly line of said Barrett Parcel a distance of 568.84 feet to a pipe fence post in the North line of a second Lonnie E. and Linda J. Barrett Parcel as recorded in Volume 1458, Page 450, Real Property Records of Wood County, Texas;

THENCE N 89°19'46" W generally along a fence line and the North line of the said Barrett Second Parcel and the North line of Leslie L. Tharp Parcel as recorded by instrument No. 2010-00004336, Real Property Records of Wood County, Texas, to a pipe fence post for the Southeast corner to the Cecil E. Daniel Parcel as recorded by instrument No. 2020-00002011, Real Property Records of Wood County, Texas;

THENCE N 01°01'26" W generally along a fence line along and the East lines of said Daniel Parcel, the Thomas A. and Debra Quinn Parcel as recorded in Volume 1990, Page 474, Real Property Records of Wood County, Texas, and the Joseph Allen Simmons Parcel as recorded by instrument No. 2023-00005805, Real Property Records of Wood County, Texas, a distance of 252.84 feet;

THENCE N 01°05'35" W generally along a fence line along and the East lines of said Simmons Parcel and Susan and Joseph Wayne Parcel as recorded by instrument No. 2017-00005805, Real Property Records of Wood County, Texas, a distance of 153.91 feet to the Northeast corner of said Wayne Parcel;

THENCE N 88°18'00" W generally along a fence line along and the North line of said Wayne Parcel a distance of 118.35 feet to a pipe fence post and the Southeast corner of the Zane G. and Christine Hartman Parcel as recorded by instrument No. 2009-00012892, Real Property Records of Wood County, Texas;

THENCE N 01°35'08" W along the East line of said Hartman Parcel a distance of 154.59 feet to a pipe fence post for the Northeast corner of said Hartman Parcel and a point in the Southerly Right-of-Way of Cedar Street;

THENCE S 89°28'35" E along said Right-of-Way a distance of 203.41 feet to the Point-Of Beginning, containing 1.933 acres more or less.

8. 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

TS No.: 2026-00209-TX
24-001117-673

Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506

TS No.: 2026-00209-TX
24-001117-673

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: 02/20/2026



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.hubzu.com or (855) 882-1314

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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 February 26, 2026 I filed this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.

Certificate of Posting

FILED

12:02 PM
MAR 05 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

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

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of April, 2026
Time: 1:00 PM or not later than three hours after that time
Place: AT "At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Wood County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: August 11, 2023
Grantor(s): DANZIG P. POLLARD
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, its successors and assigns
Original Principal: \$107,670.00
Recording Information: Deed Inst.# 2023-00007603,
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$107,670.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Wood
Property Description: (See Attached Exhibit "A")
Property Address: 4395 S FM, Hawkins, TX 75765
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

toias

Mortgage Servicer: Rocket Mortgage, LLC
Mortgage Servicer Address: 1050 Woodward Avenue Detroit, MI 48226

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

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.

/s/ Maisyn Oliver
Maisyn Oliver - Bar #: 24130719
Attorney for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Maisyn.Oliver@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Heather Golden whose address is 24114 Fm 15 Troop TX 75789. I declare under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

0.839 acres (36546 SqFt) of land situated in the Hannah Payne Survey, A-450, Wood County, the same being the east portion of a called 1.932 acres conveyed to Lawrence L. Gibson by an instrument recorded in Volume 1423, Page 701, Wood County Deed Records (WCDR), and all of a called 0.129 acres conveyed to Linnie M. Gibson by an instrument recorded in Volume 1423, Page 704, WCDR, Wood County, Texas, lying north of Farm to Market Road 2869, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the north right of way of Farm to Market Road 2869 (100' wide right of way), the same being the original southeast corner of a said Lawrence Gibson tract, the same being the original southwest corner of said Linnie Gibson tract;

THENCE S 64°52'39" W, 208.08' to a 1/2" iron rod with a yellow "Southern Survey" cap set for the southwest corner of this described tract, the same being the southeast corner of a simultaneously created "Tract 2", the

same being in the north right of way of Farm to Market Road 2869, the same being the southwest corner of a created 15' wide access easement;

THENCE N 28°35'56" W, at 66.48' passing the northwest corner of said access easement, and continuing for a total distance of 96.37' to a fence post;

THENCE N 2°49'15" E, 88.78' to a 1/2" iron rod with a yellow "Southern Survey" cap set, the same being the northeast corner of said "Tract 2", the same being in the south boundary line of the residue of a called 17.2769 acres conveyed to Forrest Dietrich et ux by an instrument recorded in WCCF#2016-00002575;

THENCE S 89°05'02" E, 393.30' to a 1/2" iron rod with a yellow "Southern Survey" cap set, the same being the southeast corner of said Dietrich tract, the same being in the north right of way of FM 2869;

THENCE S 54°44'09" W, 11.24' to a 1/2" iron rod found in the north right of way of Farm to Market Road 2869;

THENCE S 64°52'39" W, 170.00' to the PLACE OF BEGINNING and containing 0.839 acres (36546 SqFt) of land.

15 foot wide Access Easement:

0.023 acres (1004 SqFt) of land situated in the Hannah Payne Survey, A-450, Wood County, being a 15' wide access easement for the purpose of ingress/egress, being over and across the western part of a "Tract 3", newly created from a portion of a called 1.932 acres conveyed to Lawrence L. Gibson by an instrument recorded in Volume 1423, Page 701, Wood County Deed Records (WCDR), Wood County, Texas, to serve a "Tract 2", newly created from the same, lying north of Farm to Market Road 2869, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence post found in the north right of way of Farm to Market Road 2869 (100' wide right of way), the same being the southwest corner of said "Tract 3", the same being the southeast corner of "Tract 2";

THENCE N 28°35'56" W, 66.48' to a point;

THENCE N 61°24'04" E, 15.00' to a point;

THENCE S 28°35'56" E, 67.39' to a point, the same being in the north right of way of Farm to Market Road 2869;

THENCE S 64°52'39" W, 15.03' to the PLACE OF BEGINNING and containing 0.023 acres (1004 SqFt) of land for the purpose of an
access easement.

NOTICE OF TRUSTEE'S SALE

Notice Required By Texas Property Code Section 51.002(i): **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.**

FILED FOR RECORD
2026 MAR 05 PM03:08
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Date: March 5, 2026

Deed of Trust:

Date: January 25, 2024

Grantor: Brandon Keown

Beneficiary: Jacqueline T. Corley and husband Chris Corley

Trustee: JASON A. HOLT

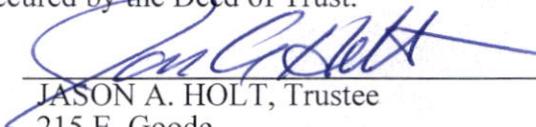
Recorded in: Clerk's File No. 2024-00000831, Real Property Records, Wood County, Texas

Property: 0.66 of an acre and 1.03 acres of land, more or less, situated in the H. CLAYBROOK SURVEY, A-681, Wood County, Texas, being more particularly described in the above described Deed of Trust.

Date of Sale of Property: Tuesday, April 7, 2026, at or within three hours after 10:00 a.m.

Place of Sale of Property (including County): At the second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas or as the Commissioner's Court rules.

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



JASON A. HOLT, Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on March 5, 2026, by JASON A. HOLT.





Cheryl D. Moore
Notary Public, State of Texas

Notice of Foreclosure Sale

FILED FOR RECORD
2026 MAR 13 PM 12:05
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

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

All those certain lots, tracts or parcels of land part of the Berry West Survey, Abstract No. 620, Wood County, Texas, and being more particularly described by metes and bound on Exhibit "A" attached hereto and incorporated herein.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's Document No. 2015-00010174, Official Public Records of Wood County, Texas, executed by Tammy Forrester, a single person, to Valinda Stephenson, Trustee for the benefit of Yantis Federal Credit Union, dated September 2, 2015, securing a note dated and executed on September 2, 2015, in the original principal amount of \$27,300.00, and said note being modified in a Modification Agreement dated June 7, 2022, recorded under County Clerk's Document No. 2022-00006645, Official Public Records of Wood County, Texas.

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

Date: **Tuesday, April 7, 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: The east door of the Wood County Courthouse, 100 Main Street, Quitman, Texas 75783, or if the preceding area is no longer the designated area, at the area most recently designated by the 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 refiled may be after the date originally scheduled for this sale.

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

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

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

The real property encumbered by the 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 September 2, 2015, in the original principal amount of \$27,300.00, executed by Tammy Forrester, a single person and Elizabeth Thompson, a married person payable to the order of Yantis Federal Credit Union and secured by Deed of Trust recorded under Clerk's Document No. 2015-00010174, Official Public Records of Wood County, Texas, (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of Tammy Forrester and Elizabeth Thompson. Yantis Federal Credit Union 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, Yantis Federal Credit Union, P. O. Box 267, Yantis, Texas 75497.

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: March 6, 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

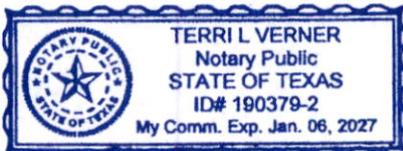


CATHERINE CHESLEY GOODGION,
SUBSTITUTE TRUSTEE

STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on March 6, 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

EXHIBIT "A"

BEING all of that certain lot, tract, or parcel of land situated in the Berry West survey, Abstract No. 6720, Wood County, Texas and being a part of a called 1.5 acre tract described in a Deed from Larry Wade Simmons, et al to A. L. Hughes and wife, Naomi Hughes dated August 20, 1980 as shown of record in Volume 805, Page 85, Deed Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner at the Northeast corner of said 1.5 acre tract;

THENCE S 00 deg. 01'40" W along the East line of said tract, a distance of 75.47 feet to a 1/2 inch iron rod set for a corner;

THENCE 89 deg. 50' 49" W along a chain link fence, leaving said fence at 152.1 feet, continuing along same bearing in all, a total distance of 186.84 feet to a 1/2 inch iron rod set for a corner;

THENCE S 01 deg. 24' 20" W, a distance of 124.87 feet to a 1/2 inch iron rod set for a corner near the base of a 10 inch pine tree and in the North right-of-way line of Texas Farm Road No. 2966;

THENCE N 88 deg. 34' 26" W along said right -of-way line, same being parallel with and 35.00 feet from the center line of said Farm Road, a distance of 71.68 feet to a 1/2 inch iron rod set for a corner in the West line of said 1.5 acre tract;

THENCE N 00 deg. 01' 40" E along the West line of said 1.5 acre tract, a distance of 198.14 feet to a 1/2 inch iron rod set for the Northwest corner of said tract;

THENCE S 89 deg. 58' 20" E along the North line of said 1.5 acre tract, a distance of 261.50 feet to the POINT of BEGINNING and containing 0.660 acres of land.

LESS AND EXCEPT:

Being all of that certain lot, tract or parcel of land situated in the Berry West Survey, Abstract No. 620, Wood County, Texas and being a part of a called 0.7660 acre tract described in a Deed from A. L. Hughes and wife, Naomi Hughes to Marvin Monroe Ogle dated April 19, 1988 as shown of record in Volume 1117, Page 559, Real Property Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the Northeast corner of said 0.66 acre tract and for the Northeast corner of a called 1.5 acre tract described in a Deed from Larry Wade Simmons, et al to A. L. Hughes and wife, Naomi Hughes dated August 20, 1980 as shown of record in Volume 805, Page 85, Deed Records, Wood County, Texas.

THENCE S 00 deg. 01' 40" W along the most easterly East line of said 0.660 acre tract, a distance of 75.47 feet to a 1/2 inch iron rod set for the most easterly Southeast corner of said tract;

THENCE N 89 deg. 50' 49" W along the most easterly South line of said 0.660 acre tract, a distance of 152.15 feet to a chain link fence corner;

THENCE N 00 deg. 01' 40" E a distance of 75.13 feet to a 1/2 inch iron rod set for a corner in the North line of said 0.660 acre tract;

THENCE S 89 deg. 58' 20" E along said North line a distance of 152.15 feet to the POINT OF BEGINNING and containing 11,430 square feet or 0.262 acres of land.

TRACT TWO:

BEING all of that certain lot, tract, or parcel of land situated in the Berry West Survey, Abstract No. 620, Wood County, Texas and being a part of a called 1.5 acre tract described in a Deed from Larry Wade Simmons et al to a. L. Hughes and wife, Naomi Hughes dated August 20, 1980 as shown of record in volume 805, Page 85, Deed Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the North right-of-way line of Texas Farm Road No. 2966 and at the Southeast corner of a called 0.389 acre tract (0.660 acres less and except 0.262 acres) described in a Deed from Marvin Marcos Ogle and wife, Clyde Ogle to Michael Glen Burnett and wife, Amber Ann Burnett, dated May 4, 1995 as shown of record in Volume 14439, Page 804, Real Property Records, Wood County, Texas, said POINT OF BEGINNING being S 00 deg. 01' 40" W a distance of 198.14 feet and S 88 deg. 34' 26" E a distance of 71.68 feet from a 1/2 inch iron rod found at the Northwest corner of said 1.5 acre tract;

THENCE N 01 deg. 24' 20" E along the East line of said 0.389 acre tract, a distance of 124.87 feet to a 1/2 inch iron rod found at the E corner of said tract;

THENCE S 89 deg. 50' 49" E along the most Northerly South line of said 0.389 acre tract, a distance of 28.76 feet to a 1/2 inch iron rod set for a corner;

THENCE S 14 deg. 18' 35" W a distance of 128.75 feet to the POINT OF BEGINNING and containing 0.041 acres of land.

FILED

MAR 10 2026

Notice of Substitute Trustee Sale
KELLEY PRICE
COUNTY CLERK WOOD CO., TX

K. Price

T.S. #: 26-18246

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

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

Date: **4/7/2026**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place: **Wood County Courthouse in Quitman, Texas, at the following location: 1 Main St, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

PLEASE SEE EXHIBIT A

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/9/2011 and is recorded in the office of the County Clerk of Wood County, Texas, under County Clerk’s File No 2011-00006449, recorded on 5/20/2011, of the Real Property Records of Wood County, Texas.
Property Address: 173 BLUEWING RDG HOLLY LAKE RANCH TX 75765

Trustor(s): **DAVID H JONES** Original Beneficiary: **WELLS FARGO BANK, N.A.**

Current Beneficiary: **GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2026-1** Loan Servicer: **GITSIT Solutions, LLC**

Current Substituted Trustees: **Auction.com, LLC, Sharon St. Pierre, Kendal Farmer, Harriet Fletcher, Robert La Mont, David Sims, Ronnie Hubbard, Sheryl LaMont, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting and Publishing LLC**

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section

Tejas

T.S. #: 26-18246

51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DAVID H JONES, A SINGLE PERSON. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

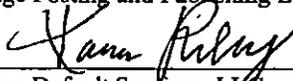
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$202,500.00, executed by DAVID H JONES, A SINGLE PERSON, and payable to the order of WELLS FARGO BANK, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DAVID H JONES, A SINGLE PERSON to DAVID H JONES. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2026-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2026-1 c/o GITSIT Solutions, LLC
333 S. Anita Drive,
Suite 400,
Orange, CA 92868
888) 566-3287

Dated: 3/14/26

Auction.com, LLC, Sharon St. Pierre, Kendal Farmer, Harriet Fletcher, Robert La Mont, David Sims, Ronnie Hubbard, Sheryl LaMont, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting and Publishing LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (949) 776-4697
Website: <https://prestigepostandpub.com>

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

T.S. #: 26-18246

EXHIBIT "A"

TRACT ONE:

Being all of Lots Thirty-two (32) and Thirty-three (33), Section VI of Holly Lake Ranch, a subdivision of Wood County, Texas, according to the Plat of Subdivision Filed in Volume 5, Page 60 of the Plat Records of Wood County, Texas.

TRACT TWO:

Being all of Lot 31, Section 6 of Holly Lake Ranch, a subdivision of Wood County, Texas, as shown on the Plat of Subdivision recorded in Volume 5 Page 60, of the Plat Records of Wood County, Texas.

FILED

MAR 16 2026

12:45pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE KELLEY PRICE
COUNTY CLERK WOOD CO., TX

WHEREAS, on the 20th day of April, 2021, EYESTONE INVESTMENTS LLC, a Texas limited liability company, executed a Deed of Trust conveying to KEVIN HOOD, Trustee for TEXAS BANK AND TRUST COMPANY, the Real Estate hereinafter described, said Deed of Trust being recorded in County Clerk's File No. 2021-00004288, Official Public Records of Wood County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 7th day of April, 2026**, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the front door or east door of the Courthouse in Wood County, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Wood 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: In the County of Wood, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 5th day of March, 2026.



BRYAN ROBINSON, Executive Vice President,
Substitute Trustee
300 East Whaley
Longview, Texas 75601

Exhibit "A"

.. that certain lot, tract, or parcel of land situated in the M. Crothers Survey, Abstract No. 97, Wood County, Texas and being all of that certain tract described in a Deed from Flora Lodge No. 119 to Robert L. DunnMiller and Carolyn DunnMiller, dated March 31, 2000, as shown of record in Volume 1732, Page 499, Real Property Records, Wood County, Texas tract, said DunnMiller tract being a part of Lot 1, Block 26, City of Quitman, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said Lot 1 and at the Northeast corner of said Block 26, said corner being at the intersection of the South line of Texas State Highway No. 37 and the West line of Colloge Street;

THENCE S 00° 57' 53" W, along the East line of said Lot 1, same being the East line of said Block 26 and the West line of Colloge Street, a distance of 60.00 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 1 and at the Northeast corner of a called 0.175 acre tract of land described as "Tract Two" in a Deed from The First National Bank of Quitman, Texas to The City of Quitman, Texas, dated October 02, 1987, as shown of record in Volume 1091, Page 67, Real Property Records, Wood County, Texas;

THENCE WEST, along the South line of said Lot 1 and along the North line of said 0.175 acre tract, a distance of 115.50 feet to an "X" mark made in a concrete sidewalk for the Southwest corner of said DunnMiller tract and for the Southeast corner of that certain tract described as "Tract One" in a Deed from The First National Bank of Quitman, Texas to The City of Quitman, Texas, dated October 02, 1987, as shown of record in Volume 1091, Page 67, Real Property Records, Wood County, Texas; the Southwest corner of said Lot 1 bears WEST, a distance of 12.00 feet;

THENCE N 00° 57' 53" E, along the West line of said DunnMiller tract and along the East line of said City of Quitman tract, a distance of 60.00 feet to a railroad spike found at the Northwest corner of said DunnMiller Tract and at the Northeast corner of said City of Quitman tract, same being in the South right-of-way line of said State Highway and in the North line of said Lot 1, Block 26, the Northwest corner of said Lot 1 bears WEST, a distance of 12.00 feet;

THENCE EAST, along the North line of said DunnMiller tract, same being the North line of said Lot 1, Block 26 and being the South line of said State Highway, a distance of 115.50 feet to the POINT OF BEGINNING and containing 0.159 acres of land.