

NOTICE OF SUBSTITUTE 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.**

Date: December 9, 2025 *PR*

Deed of Trust:

Date: June 14, 2017

Grantor: GLEN USRY and MARTHA DUPREE USRY

Grantor's County: Wood

Beneficiary: Travis S. Shipp and Audrey L. Shipp

Trustee: JASON A. HOLT

Substitute Trustee: RICHARD E. ROBERTS

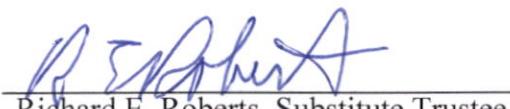
Recorded in: Under Clerk's File No. 2017-00005442, Real Property Records of Wood County, Texas

Property: Lot No. 341, Section IV, Holly Lake Ranch, a subdivision of Wood County, Texas, according to the Plat of Subdivision filed in Volume 5, Page 48, of the Plat Records of Wood County, Texas, LESS AND EXCEPT the one-half undivided interest therein which is a part of the Estate of MARTHA DUPREE USRY, Deceased

Date of Sale of Property: **Tuesday, February 3, 2026**, at or within three hours after 10 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, 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.



Richard E. Roberts, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS
COUNTY OF WOOD

This instrument was acknowledged before me on December 9, 2025, by Richard E. Roberts.



Cheryl D. Moore
Notary Public, State of Texas

Notary's Name (Printed)

Notary's Commission Expires

Notary's Business Phone No.

200 COUNTY ROAD 2118
QUITMAN, TX 75783

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: **February 03, 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 May 11, 2018 and recorded in Document INSTRUMENT NO. 2018-00004352; AS AFFECTED BY CORRECTION INSTRUMENT NO. 2018-00009725 AND LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2021-00006927 real property records of WOOD County, Texas, with ROGER E. HENSON, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROGER E. HENSON, A SINGLE MAN, securing the payment of the indebtedness in the original principal amount of \$77,752.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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.

Isaac Saucedo

Israel Saucedo

Certificate of Posting

My name is Kara Riley, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on December 11, 2025 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.

Kara Riley

Declarant's Name: Kara Riley

Date: December 11, 2025

EXHIBIT "A"

TRACT ONE: LOT 181, ZONE 1, SECTION 4 OF CLEAR LAKES, A SUBDIVISION OF A PORTION OF THE WELLS LAND AND CATTLE COMPANY, INC., LANDS IN THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND G.F. MARTIN SURVEY, ABSTRACT NO. 387, OF SAID WOOD COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID SUBDIVISION FILED IN VOLUME 3, PAGE 50 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

TRACT TWO: 0.5557 ACRES OF LAND, MORE OR LESS, BEING PART OF LOT 182, ZONE 1, SECTION 4 OF CLEAR LAKES, A SUBDIVISION OF A PORTION OF THE WELLS LAND AND CATTLE COMPANY, INC., LANDS IN THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND G.F. MARTIN SURVEY, ABSTRACT NO. 387, OF SAID WOOD COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID SUBDIVISION FILED IN VOLUME 3, PAGE 50 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS, BEING MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

BEING A PORTION OF LOT NO. 182, OF CLEAR LAKES SUBDIVISION, SECTION 4, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 50 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE EAST CORNER OF SAID LOT 182 AND THE NORTHERLY MOST CORNER OF LOT 181, SAID ADDITION, ALSO BEING ON THE SOUTHWEST LINE OF COUNTY ROAD 2118;

THENCE, SOUTH 50 DEGREES, 37 MINUTES, 33 SECONDS WEST, A DISTANCE OF 133.80 FEET ALONG THE COMMON LINE OF SAID LOTS 181 AND 182 TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE WESTERLY MOST CORNER OF SAID LOT 181;

THENCE NORTH 33 DEGREES, 39 MINUTES, 57 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOR REFERENCE AT A DISTANCE OF 156.90 FEET, CONTINUING A TOTAL DISTANCE OF 181.82 FEET TO A POINT IN LAKE, SAID POINT BEING ON THE NORTHWEST LINE OF SAID LOT 182;

THENCE, NORTH 39 DEGREES, 00 MINUTES, 58 SECONDS EAST, A DISTANCE OF 39.00 FEET ALONG SAID NORTHWEST LINE OF LOT 182 TO AN ANGLE POINT IN SAID LAKE;

THENCE, NORTH 67 DEGREES, 04 MINUTES, 55 SECONDS EAST, A DISTANCE OF 103.00 FEET ALONG SAID NORTHWEST LINE OF LOT 182 TO A POINT FOR CORNER IN SAID LAKE, SAID POINT ALSO BEING ON THE SOUTHWEST LINE OF AFORESAID COUNTY ROAD 2118;

THENCE, SOUTH 31 DEGREES, 47 MINUTES, 00 SECONDS EAST, A DISTANCE OF 161.00 FEET ALONG THE NORTHEAST LINE OF SAID LOT 182 AND THE SOUTHWEST LINE OF SAID COUNTY ROAD 2118 TO THE POINT OF BEGINNING, CONTAINING 24,206 SQUARE FEET OR 0.5557 ACRES OF LAND, MORE OR LESS.

KELLEY PRICE
CLERK
WOOD COUNTY, TEXAS
Member of the
United
Court
of the
State
of Texas

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: April 11, 2024	Original Mortgagor/Grantor: HARRY A. EL HALLAOUI
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS BENEFICIARY, AS NOMINEE FOR KIND LENDING, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2024-00002842	Property County: WOOD
Mortgage Servicer: Planet Home Lending, LLC	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450

* 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.

Secures: Note in the original principal amount of \$252,515.00, executed by HARRY A. EL HALLAOUI and payable to the order of Lender.

Property Address/Mailing Address: 1721 OLD TYLER HWY, MINEOLA, TX 75773

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING BETTER DESCRIBED AS LOT 1, IN RE-PLAT OF PARK CENTRAL DEVELOPMENT AN ADDITION OF WOOD COUNTY, TEXAS ACCORDING TO THE SUBDIVISION MAP BEING RECORDED IN VOLUME 10, PAGE 170, AND REFILED UNDER COUNTY CLERK'S FILE NO. 2023-00000843, VOLUME 11, PAGE 6, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

Date of Sale: February 03, 2026

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: 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 Commissioners Court

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.

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, PLANET HOME LENDING, LLC, the owner and holder of the Note, has requested SERVICELINK AGENCY SALES & POSTING, LLC WHOSE ADDRESS IS 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell



the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *PLANET HOME LENDING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, SERVICELINK AGENCY SALES & POSTING, LLC WHOSE ADDRESS IS 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 SERVICELINK AGENCY SALES & POSTING, LLC WHOSE ADDRESS IS 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



Kara Riley

SUBSTITUTE TRUSTEE

Kara Riley

SERVICELINK AGENCY SALES & POSTING, LLC or
TEJAS CORPORATE SERVICES, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

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
2025 DEC 17 PM01:49

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 4, 2024, executed by **ASHLEY MEGAN JONES, A SINGLE PERSON, AND TAYLOR ELAINE HANEY A/K/A TAYLOR HANEY, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2024-00002025, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Heather Golden, Jabria Foy, Kara Riley, Christine Wheless, 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, February 3, 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 CMH Manufactured Home, Serial No. CSS027702TXAAC/BAC.

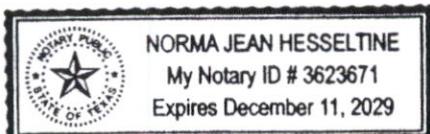
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 12 day of December, 2025.

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 **12** day of December, 2025, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Field Note description for a 3.164 acre tract being located in the Elizah Allen Survey, Abstract No. 8, Wood County, Texas, and being part of a certain called 22.636 acre tract of land conveyed to Margaret Whitworth Haney and Allen Glenn Haney as described and recorded in Volume 1130, Page 439 of the Deed Records of Wood County, Texas, said 3.164 acre tract to be more particularly described as follows;

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1/2" Iron rod set in the South line of said 22.636 acre tract for the Southwest corner of herein described tract, same being in the North line of a certain called 50 acre tract conveyed to John Kenneth Wilson as described and recorded in Document Number 2021-00002571, from which a 1/2" iron rod found for reference bears South 87 deg. 35 min. 06 sec. West 828.32 feet;

THENCE North 11 deg. 39 min. 21 sec. West over and across said 22.636 acre tract, a distance of 317.07 feet to a 1/2" iron rod set for the Northwest corner of herein described tract;

THENCE North 87 deg. 35 min. 06 sec. East over and across said 22.636 acre tract, a distance of 440.37 feet to a cotton spindle set in or near the center of County Road No. 4560 for the Northeast corner of herein described tract, same being in the East line of said 22.636 acre tract and being in the West line of a certain called 3.938 acre tract conveyed to Julia Michello Andrews Ivey and Chad Wynn Ivey as described and recorded in Document Number 2018-00006032, from which a 1/2" iron rod set for reference bears South 87 deg. 35 min. 06 sec. West 22.95 feet;

THENCE South 11 deg. 39 min. 05 sec. East with the East line of said 22.636 acre tract, the West line of said 3.938 acre tract, and generally along and with the center of County Road 4560, a distance of 317.07 feet to a cotton spindle set for the Southeast corner of herein described tract, same being the Southeast corner of said 22.636 acre tract and the Southwest corner of said 3.938 acre tract, from which a 1/2" iron rod set for reference bears South 87 deg. 35 min. 06 sec. West 22.93 feet;

THENCE South 87 deg. 35 min. 06 sec. West with the South line of said 22.636 acre tract and the North line of said 50 acre tract, a distance of 440.35 feet to the POINT OF BEGINNING AND CONTAINING 3.164 ACRES OF LAND.

January 5, 2026

Don Walter Grant, Jr.
600 CR 1503
Alba, Texas 75410

Veronica Alvarez
600 CR 1503
Alba, Texas 75410

NOTICE OF TRUSTEE'S SALE

You, Don Walter Grant, Jr., and Veronica Alvarez, Individually, are hereby notified that on **Tuesday, the 3rd day of February, 2026**, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the East door of the Wood County Courthouse, Quitman, Wood County, Texas, or at the area most recently designated by the Wood County Commissioner's Court. I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H.M.C. HALL SURVEY, ABSTRACT NO. 283, WOOD COUNTY, TEXAS, AND BEING ALL LOT 20, LITTLE MUSTANG COVE SUBDIVISION, AS RECORDED IN VOLUME 9, PAGE 175 AND VOLUME 9, PAGE 176, PLAT RECORDS, WOOD COUNTY, TEXAS.

This sale will be made to satisfy the debt evidenced by a Promissory Note dated April 29, 2022 secured by a Deed of Trust dated April 22, 2022, executed by Don Walter Grant, Jr., and Veronica Alvarez to First National Bank of Hughes Springs, recorded in File Number 2022-00004910, Real Property Records, Wood County, Texas, in the amount of \$520,000.00 which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Promissory Note, and Trust *Deed of Trust* by selling the real property because you are in default on payment.

Your debt was accelerated as you were notified by notice dated April 28, 2025. As of today's date, you now owe the sum of \$613,628.23. **This notice is for informational purposes only and is not a demand for payment from you or your bankruptcy estate. It is not an attempt to collect, recover, or offset a debt in violation of the automatic stay provisions of the United States Bankruptcy Code.**

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated April 3, 2024. As substitute trustee, I am vested

with and succeed to all the powers and duties given to the original trustee.

The foreclosure sale will be made expressly subject to all prior matters of record affecting the property, if any. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of any such matters.

Pursuant to 51.009 of the Texas Property Code, the property is sold "AS IS" without any express or implied warranties. Prospective bidders are advised to conduct an independent examination of the nature and physical condition of the Property.

Pursuant to 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure sale which will be announced before bidding is opened at the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATE. 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 NAIONAL 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

With kindest regards, I am

Very truly yours,



Rick D. Shelton
Substitute Trustee

CMRRR:

Don Walter Grant, Jr. 7019 2280 0001 4803 6027

Veronica Alvarez 7019 2280 0001 4803 6034

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18753-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 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: **2/3/2026**
Time: **The earliest time the sale will begin is 1:00 PM**, or within three (3) hours after that time.
Place: Wood County Courthouse, Texas, at the following location: 1 Main St , Quitman, TX 75783 EAST DOOR (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 Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

See Attached Exhibit "A"

Commonly known as: 157 COUNTY RD 4641 WINNSBORO, TX 75494

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 4/14/2022 and recorded in the office of the County Clerk of Wood County, Texas, recorded on 4/18/2022 under County Clerk's File No 2022-00004308, in Book -- and Page -- The subject Note and Deed of Trust were modified by Loan Modification recorded as Instrument No. 2022-00007751 and recorded on 07/07/2022 of the Real Property Records of Wood County, Texas.

Grantor(s):	LANCE ALLEN WORDEN, A SINGLE PERSON
Original Trustee:	RICHARD A. RAMIREZ
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Harriet Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Heather Golden
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AMCAP MORTGAGE, LTD., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

T.S. #: 2025-18753-TX

authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

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.

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

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

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 \$312,019.00, executed by LANCE ALLEN WORDEN, A SINGLE PERSON, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AMCAP MORTGAGE, LTD., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee 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(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

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

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

T.S. #: 2025-18753-TX

Dated: January 8, 2026

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Harriet Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Heather Golden

c/o Nestor Solutions, LLC
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.

**SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:**

**Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648**

EXHIBIT "A"

Being a lot, tract or parcel of land situated in the J. Ramirez Survey, Abstract No. 004, Wood County, Texas, and being all of that certain called 10.00 acre tract of land, and part of that certain called access easement, conveyed from Chandler Darst to Faany Rios, by Warranty Deed with Vendor's Lien, as recorded in File No. 2019-00006815, Official Public Records, Wood County, Texas, and also being all of Tract No. 1, East Point North, an addition to Wood County, Texas, as recorded in Volume 009, Page 102, Plat Records, Wood County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Northwest corner of said 10.00 acre tract, the Northwest corner of said Tract No. 1, the Southwest corner of a called 10.00 acre tract conveyed to Sandra Hubbell, by deed as recorded in File No. 2010-00011505, Official Public Records, Wood County, Texas, and the Southwest corner of Tract No. 2, East Point North, said point being in the East line of a called 3.271 acre tract conveyed to Shane Thomas et al, by deed as recorded in File No. 2020-00010831, Official Public Records, Wood County, Texas;

THENCE, North 89 Degrees 48 Minutes 43 Seconds East, with a line common to both said 10.00 acre tracts, said Tract No. 1, and said Tract No. 2, and passing at a distance of 851.13 feet, a 3/8 inch iron rod found in the West line of said easement, and continuing on for a total distance of 882.19 feet to a point for corner in County Road No. 4641 at the common East corners of both said 10.00 acre tracts, the Southeast corner of said Tract No. 2, the Northeast corner of said Tract No. 1, the Southwest corner of a called 10.078 acre tract conveyed to Bruce Reno et al, by deed as recorded in File No. 2012-00007960, Official Public Records, Wood County, Texas, the Southwest corner of Tract No. 9, East Point North, the Northwest corner of Tract No. 10, East Point North, and the Northwest corner of a called 9.88 acre tract conveyed to the Texas VLB, by deed as recorded in Volume 1141, Page 451, Real Property Records, Wood County, Texas, from said point, a 3/8 inch iron rod found, bears North 87 Degrees 46 Minutes 07 Seconds East, a distance of 31.12 feet;

THENCE, South 14 Degrees 49 Minutes 43 Seconds West, with a line common to said 10.00 acre tract, said Tract No. 1, said 9.88 acre tract, said Tract No. 10, and said County Road No. 4641, a distance of 133.13 feet to a point for corner at the beginning of a curve to the left, with a radius of 649.71 feet, a delta angle of 17 Degrees 29 Minutes 59 Seconds, the chord of which bears South 06 Degrees 04 Minutes 43 Seconds West, for a chord distance of 197.67 feet;

THENCE, along the arc of said curve, and a line common to said 10.00 acre tract, said Tract No. 1, said 9.88 acre tract, said Tract No. 10, and said County Road No. 4641, for an arc length of 198.44 feet to a point for corner;

THENCE, South 02 Degrees 40 Minutes 17 Seconds East, with a line common to said 10.00 acre tract, said Tract No. 1, said 9.88 acre tract, said Tract No. 10, and said County Road No. 4641, a distance of 199.39 feet to a point for corner in County Road No. 4640 at the Southeast corner of said 10.00 acre tract, the Southeast corner of said Tract No. 1, the Southwest corner of said Tract No. 10, and the Southwest corner of said 9.88 acre tract, said point being in the North line of a called 89.278 acre tract conveyed to Larry Finney et al, by deed as recorded in Volume 1807, Page 363, Real Property Records, Wood County, Texas, from said point, a 3/8 inch iron rod found, bears North 46 Degrees 56 Minutes 00 Seconds East, a distance of 38.93 feet;

T.S. #: 2025-18753-TX

THENCE, South 88 Degrees 41 Minutes 46 Seconds West, with a line common to said 10.00 acre tract, said Tract No. 1, said County Road No. 4641, and said 89.278 acre tract, a distance of 303.13 feet to a point for corner;

THENCE, South 85 Degrees 55 Minutes 17 Seconds West, with a line common to said 10.00 acre tract, said Tract No. 1, said County Road No. 4641, and said 89.278 acre tract, a distance of 338.25 feet to a point for corner;

THENCE, South 84 Degrees 48 Minutes 53 Seconds West, with a line common to said 10.00 acre tract, said Tract No. 1, said County Road No. 4641, and said 89.278 acre tract, a distance of 153.50 feet to a point for corner at the Southwest corner of said 10.00 acre tract, and the Southwest corner of said Tract No. 1, from said point, a mag nail found at a Southwest corner of a called 3.471 acre tract conveyed to Shane Thomas et ux, by deed as recorded in File No. 2021-00010648, Official Public Records, Wood County, Texas, bears South 87 Degrees 09 Minutes 42 Seconds West, a distance of 221.72 feet, another mag nail found at the Southeast corner of said 3.471 acre tract, bears North 69 Degrees 16 Minutes 44 Seconds East, a distance of 7.75 feet, and a 1/2 inch iron rod found with a plastic cap stamped (BLAIR), bears North 10 Degrees 37 Minutes 57 Seconds East, a distance of 33.39 feet;

THENCE, North 01 Degrees 04 Minutes 13 Seconds West, with a line common to said 10.00 acre tract, and said Tract No. 1, a distance of 417.82 feet to a 1/2 inch iron rod found at an angle point in the West line of said 10.00 acre tract and said Tract No. 1, the Northeast corner of said 3.471 acre tract, and the Southeast corner of said 3.271 acre tract;

THENCE, North 13 Degrees 22 Minutes 51 Seconds West, with a line common to said 10.00 acre tract, said Tract No. 1, and said 3.271 acre tract, a distance of 152.76 feet to the POINT OF BEGINNING and CONTAINING 435,527 square feet or 10.00 acres of land.

CERTIFICATE OF POSTING

My name is _____, and my address is 1604 N 10th St, Longview, TX 75601. I declare under penalty of perjury that on January 8, 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: John L
Date: January 8, 2026

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.

2026 JAN 09 AM 11:39
FILED FOR RECORD
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

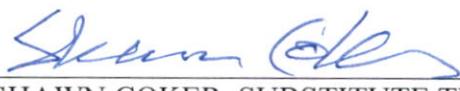
NOTICE OF TRUSTEE'S SALE

WHEREAS, Alice Fishel, 448 Choctaw, Quitman, TX 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated November 23, 2021, recorded in Document 2021-00014214, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 299, Section E, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$24,000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recording in Document Number 2023-00009090, in the real property records of Wood County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on **Tuesday, the 3rd day of February, 2026**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 10 A. M., and it will begin within three hours of such time.

EXECUTED this 2nd day of January, 2026.



SHAWN COKER, SUBSTITUTE TRUSTEE

FILED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEC 30 2025

1:55 P.M.

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: 02/10/2023
Grantor(s): JOHN QUINCY BONHAM, A MARRIED MAN AND LINDA BONHAM, HIS WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$186,000.00
Recording Information: Instrument 2023-00001216
Property County: Wood
Property: (See Attached Exhibit "A")
Reported Address: 1307 COUNTY ROAD 2140, QUITMAN, TX 75783

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 3rd day of February, 2026
Time of Sale: 01:00 PM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR ON THE EAST SIDE OF THE COURTHOUSE in Wood County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wood County Commissioner's Court, at the area most recently designated by the Wood 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 Harriett Fletcher, Sheryl LaMont, Christine Wheeless, Phillip Hawkins, Kevin Key or Jay Jacobs, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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. Harriett Fletcher, Sheryl LaMont, Christine Wheeless, Phillip Hawkins, Kevin Key or Jay Jacobs, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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): Harriett Fletcher, Sheryl LaMont, Christine Wheeless, Phillip Hawkins, Kevin Key or Jay Jacobs, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 Sheryl LaMort whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on December 30, 2025 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 Court.

By: Sheryl LaMort

Exhibit "A"

LOT 416, ZONE 1, SECTION 5 OF CLEAR LAKES, A SUBDIVISION OF A PORTION OF THE WELLS LAND AND CATTLE COMPANY, INC., LANDS IN THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND G. F. MARTIN SURVEY, ABSTRACT NO. 387, OF SAID WOOD COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID SUBDIVISION FILED IN VOLUME 3, PAGE 68 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS

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

DEC 30 2025

NOTICE OF FORECLOSURE SALE

KELLEY PRICE

UNITED STATES EX-SPouse

COUNTY CLERK WOOD CO., TX

155pn

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES OR 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: TRACT I:

BEING ALL OF THAT CERTAIN LOT TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY Houser, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, 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 NORTHEAST CORNER OF SAID 2.275 ACRE TRACT, SAME BEING THE EASTERNLY SOUTHEAST CORNER OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 AC. L&E 2.275 AC.) DESCRIBED IN A DEED FROM RICKY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS, LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, AND BEING IN THE WEST LINE OF A CALLED 1.5043 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JUAN ANTONIO LOPEZ TO LUIS E. LOPEZ, DATED JULY 09, 2008, AS SHOWN OF RECORD IN INSTRUMENT NO. 2008-00002732, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 27 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY EAST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 205.33 FEET TO A 1/2 INCH IRON FOUND AT THE EASTERNLY SOUTHEAST CORNER OF SAID 2.275 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 1.5043 ACRE TRACT AND BEING IN THE EASTERNLY NORTH LINE OF A CALLED 1.70 ACRE TRACT OF LAND DESCRIBED IN DEED FROM ROBERT L. POU, III TO H & A BROTHERS, L.P., DATED SEPTEMBER 06, 2006, AS SHOWN OF RECORD IN VOLUME 2191, PAGE 468, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 16 MINUTES 58 SECONDS WEST, ALONG THE EASTERNLY SOUTH LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 152.04 FEET TO A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 2.275 ACRE TRACT AND AT THE NORTHERLY NORTHWEST CORNER OF SAID 1.70 ACRE TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 02 SECONDS EAST ALONG THE SOUTHERLY EAST LINE OF SAID 2.275 ACRE TRACT; A DISTANCE OF 45.85 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 2.275 ACRE TRACT AND AT A RE - ENTRANT CORNER OF SAID 1.70 ACRE TRACT;

THENCE SOUTH 88 DEGREES 35 MINUTES 11 SECONDS WEST, ALONG THE WESTERLY SOUTH LINE OF SAID 2.275 ACRE TRACT, AT 50.51 FEET PASSING THROUGH THE WESTERLY NORTHWEST CORNER OF SAID 1.70 ACRE TRACT AND THROUGH THE NORTHEAST CORNER OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ROBERT L POU, III TO H & A BROTHERS, L.P., DATED SEPTEMBER 06, 2006, AS SHOWN OF RECORD IN VOLUME 2191, PAGE 468, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, CONTINUING ALONG SAME BEARING, IN ALL, A TOTAL DISTANCE OF 272.94 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 2.275 ACRE TRACT AND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 2.106 ACRE TRACT;

THENCE NORTH 00 DEGREES 36 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 249.36 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.275 ACRE TRACT AND AT A RE-ENTRANT CORNER OF SAID 2.106 ACRE TRACT;

THENCE NORTH 88 DEGREES 35 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 422.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.269 ACRE OF LAND.

TRACT 2:

BEING ALL OF THAT CERTAIN LOT TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.046 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ALEL HOLDINGS, LLC TO BOBBY Houser, DATED JULY 26, 2021, AS SHOWN OF RECORD IN INSTRUMENT NO. 2021-00008664, 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 NORTHEAST CORNER OF SAID 0.046 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY Houser, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.046 ACRE TRACT AND THE ALONG WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 249.36 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 0.046 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 2.275 ACRE TRACT;

THENCE NORTH 04 DEGREES 17 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.046 ACRE TRACT AND ALONG THE SOUTHERLY EAST LINE OF THE RESIDUE OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 ACRE, L&E 2.275 ACRE) DESCRIBED IN A DEED FROM RICKY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, A DISTANCE OF 249.65 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.046 ACRE TRACT;

THENCE NORTH 88 DEGREES 35 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.046 ACRE TRACT, A DISTANCE OF 16.00 FEET WEST THE POINT OF BEGINNING AND CONTAINING 0.046 ACRES OF LAND.

EASEMENT TRACT:

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.313 ACRE TRACT OF LAND DESCRIBED AS "TRACT TWO, EASEMENT" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY Houser, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID 0.313 ACRE TRACT OF LAND BEING A PART OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 AC. L&E 2.275 AC.) DESCRIBED IN A DEED FROM RICKY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS, LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, 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 AT THE NORTHEAST CORNER OF SAID 0.313 ACRE EASEMENT TRACT, AND BEING SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 11.52 FEET FROM A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 2.106 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.313 ACRE EASEMENT TRACT, SAME BEING THE SOUTHERLY EAST LINE OF SAID 2.106 ACRE TRACT AND THE WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 30.88 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTHWESTERLY, ACROSS SAID 2.106 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.313 ACRE TRACT AS FOLLOWS:

SOUTH 78 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 230.66 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

SOUTH 67 DEGREES 26 MINUTES 54 SECONDS WEST, A DISTANCE OF 49.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

SOUTH 73 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 101.14 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.313 ACRE EASEMENT TRACT, SAME BEING IN THE WEST LINE OF SAID 2.106 ACRE TRACT AND IN THE EAST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 154;

THENCE NORTH 23 DEGREES 01 SECONDS 17 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.313 ACRE EASEMENT TRACT, AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.31 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.313 ACRE EASEMENT TRACT;

THENCE NORTHEASTERLY, ACROSS SAID 2.106 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.313 ACRE TRACT AS FOLLOWS:

NORTH 73 DEGREES 23 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER,

NORTH 67 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 52.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER,

NORTH 78 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 238.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.268 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/06/2022 and recorded in Document 2022-00005349 real property 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: 02/03/2026

Time: 01:00 PM

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 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 PATRICK R. MAHAFFEY AND TARA L. MAHAFFEY, provides that it secures the payment of the indebtedness in the original principal amount of \$274,090.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Shayla Lamont 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 December 30, 2025 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.

25-000060-505-2 // 4910 W STATE HIGHWAY 154, YANTIS, TX 75497

By: Shayla Lamont