

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

FILED FOR RECORD
2026 MAY 07 AM 09:31
KELLEY PRIGE
COUNTY CLERK
WOOD COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Date: 11/30/2021
Grantor(s): KELLY D NICHOLS AND MARY ANNE NICHOLS, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC., DBA BENCHMARK MORTGAGE., ITS SUCCESSORS AND ASSIGNS.
Original Principal: \$292,602.00
Recording Information: Instrument 2021-00013642
Property County: Wood
Property: (See Attached Exhibit "A")
Reported Address: 110 RED BUD LN, QUITMAN, TX 75783-1725

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Rocket Mortgage, LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of July, 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, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act.

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

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

Tejas

Certificate of Posting

I am Catherine Geddie whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 5/21/06 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: Catherine Geddie

Exhibit "A"

TRACT ONE: THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE MARY CROTHERS SURVEY A-97, CITY OF QUITMAN, WOOD COUNTY, TEXAS, BEING LOT 1A AND 1B OF BLOCK 69 OF THE QUITMAN TOWNSITES AND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED MARCH 4, 1987 FROM PEGGY FARRINGTON, ET AL, TO FRANK MILLER, ET UX, ADA, THAT IS RECORDED IN VOLUME 1061, PAGE 104 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT; BEGINNING AT A FLAT IRON FOUND FOR CORNER AT THE N.E.C. OF SAID TRACT; THENCE SOUTH 02 DEGREES 26 MINUTES 10 SECONDS EAST, ALONG THE E.B.L. OF SAID TRACT, FOR A DISTANCE OF 425.75 FEET TO A FENCE CORNER, FOR CORNER, AT THE S.E.C. OF SAID TRACT; THENCE SOUTH 83 DEGREES 59 MINUTES 20 SECONDS WEST, ALONG THE S.B.L. OF SAID TRACT, FOR A DISTANCE OF 355.10 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE S.W.C. OF SAID TRACT AND THE S.E.C. OF THAT CERTAIN TRACT TWO (VOL 1166 PG 236); THENCE NORTH 14 DEGREES 46 MINUTES 29 SECONDS EAST, ALONG THE W.B.L. OF SAID TRACT AND THE E.B.L. OF SAID TRACT (VOL 166 PG 236, TRACT TWO) FOR A DISTANCE OF 294.01 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE S.E.C. OF SAID TRACT ONE AND THE N.E.C. OF SAID TRACT (VOL 1166 PG 236, TRACT TWO); THENCE NORTH 81 DEGREES 38 MINUTES 52 SECONDS WEST, ALONG THE S.B.L. OF SAID TRACT ONE AND THE N.B.L. OF SAID TRACT (VOL 1166 PG 236, TRACT TWO) FOR A DISTANCE OF 116.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE S.W.C. OF SAID TRACT ONE; THENCE NORTH 07 DEGREES 01 MINUTES 05 SECONDS EAST, ALONG THE W.B.L. OF SAID TRACT ONE AND THE E.B.L. OF SAID TRACT (VOL 1166 PG 236, TRACT ONE) FOR A DISTANCE OF 91.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE N.W.C. OF SAID TRACT ONE AND THE S.W.C. OF A LEASE AREA (VOL 1061 PG 102); THENCE NORTH 89 DEGREES 31 MINUTES 09 SECONDS EAST, ALONG THE N.B.L. OF SAID TRACT ONE AND THE S.B.L. OF SAID LEASE AREA, FOR A DISTANCE OF 132.10 FEET TO A POINT FOR CORNER AT THE N.E.C. OF SAID TRACT ONE AND THE S.E.C. OF SAID LEASE AREA AND IN THE W.B.L. OF SAID TRACT TWO; THENCE NORTH 16 DEGREES 21 MINUTES 32 SECONDS EAST, ALONG THE W.B.L. OF SAID TRACT TWO AND THE E.B.L. OF SAID LEASE AREA, FOR A DISTANCE OF 19.18 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE N.W.C. OF SAID TRACT TWO AND THE N.E.C. OF SAID LEASE AREA AND THE S.B.L. OF LOT 8 OF THE SCOTT SUBDIVISION (VOL 197 PG 503); THENCE NORTH 72 DEGREES 54 MINUTES 19 SECONDS EAST, ALONG THE N.B.L. OF SAID TRACT TWO AND THE S.B.L. OF SAID LOT 8, FOR A DISTANCE OF 162.55 FEET TO A FENCE CORNER, FOR CORNER (1/2 INCH IRON ROD SET AT BASE); THENCE NORTH 87 DEGREES 24 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID LINES, FOR A DISTANCE OF 70.85 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.0582 ACRES OF LAND, MORE OR LESS TRACT TWO: THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.56 ACRE TRACT DESCRIBED AS "TRACT ONE" AND ALL THAT CERTAIN TRACT DESCRIBED AS "TRACT TWO" IN A DEED FROM CASWELL U. FORREST TO FRANK H. MILLER DATED JUNE 20, 1989 AS SHOWN OF RECORD IN VOLUME 1166, PAGE 235, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID TRACTS ALSO BEING KNOWN AS LOT 2A AND LOT 2B OF BLOCK 69, CITY OF QUITMAN, TEXAS, SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD SET AT AN OLD FENCE INTERSECTION AT THE SOUTHWEST CORNER OF SAID "TRACT TWO" AND THE MOST NORTHERLY NORTHWEST CORNER OF A CALLED 13.03 ACRE TRACT DESCRIBED IN A DEED FROM OWEN LAWRENCE, JR. AND WIFE MARY HELEN LAWRENCE TO RUSS ADAMS AND WIFE SHERRY ADAMS DATED OCTOBER 18, 2005 AS SHOWN OF RECORD IN VOLUME 2116, PAGE 611, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS AND IN THE EAST LINE OF A CALLED 4.487 TRACT DESCRIBED IN A DEED FROM SPACEK PROPERTIES, LTD. TO CLIFFORD FITZGERALD AND DAVID CAPPS FAMILY LIMITED PARTNERSHIP DATED AUGUST 15, 2000 AS SHOWN OF RECORD IN VOLUME 1740, PAGE 435, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS; THENCE N 00 DEG. 16' 29" W ALONG THE WEST BOUNDARY FENCE OF SAID "TRACT TWO" AND THE EAST BOUNDARY FENCE OF SAID 4.487 ACRE TRACT, A DISTANCE OF 277.08 FEET TO A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 4.487 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED FROM JACK N. COX, JR. TO MCDANIEL ENTERPRISES, INC. DATED JULY 19, 1990 AS SHOWN OF RECORD IN VOLUME 1206, PAGE 836, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS; THENCE N 00 DEG. 16' 29" W CONTINUING ALONG THE WEST LINE OF SAID "TRACT ONE" AND THE EAST LINE OF SAID MCDANIEL ENTERPRISES TRACT, A DISTANCE OF 168.40 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID "TRACT ONE" AND THE NORTHEAST CORNER OF SAID MCDANIELS ENTERPRISES TRACT AND IN THE SOUTH LINE OF SCOTT AVENUE; THENCE S 71 DEG. 31' 42" E ALONG THE NORTH LINE OF SAID "TRACT ONE" AND THE SOUTH LINE OF SCOTT AVENUE, A DISTANCE OF 83.83 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT; THENCE S 80 DEG. 55' 01" E CONTINUING ALONG THE NORTH LINE OF SAID "TRACT ONE" AND THE SOUTH LINE OF SCOTT AVENUE, A DISTANCE OF 93.83 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID "TRACT ONE" AND THE NORTHWEST CORNER OF A CALLED 3.0852 ACRE TRACT DESCRIBED IN A DEED FROM FRANK MILLER AND WIFE ADA MILLER TO KENNETH R. BOLES AND WIFE SHIRLEY A. BOLES DATED APRIL 13, 2006 AS SHOWN OF RECORD IN VOLUME 2154, PAGE 25, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS; THENCE S 09 DEG. 29' 39" W ALONG A CHAIN LINK FENCE AND ALONG THE EAST LINE OF SAID "TRACT ONE" AND THE MOST NORTHERLY WEST LINE OF SAID 3.0852 ACRE TRACT, A DISTANCE OF 91.48 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SAXON" FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID 3.0852 ACRE TRACT AND THE MOST EASTERLY

NORTHWEST CORNER OF SAID "TRACT TWO", A CHAIN LINK FENCE CORNER BEARS S 09 DEG. 33' W A DISTANCE OF 4.28 FEET; THENCE S 79 DEG. 11' 24" E ALONG THE MOST NORTHERLY NORTH LINE OF SAID "TRACT TWO" AND THE MOST WESTERLY SOUTH LINE OF SAID 3.0852 ACRE TRACT, A DISTANCE OF 116.10 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SAXON" FOUND AT A RE-ENTRANT CORNER OF SAID 3.0852 ACRE TRACT AND THE NORTHEAST OF SAID "TRACT TWO", A CHAIN LINK FENCE CORNER BEARS S 09 DEG. 28' W A DISTANCE OF 4.94 FEET; THENCE S 16 DEG. 46' 47" W ALONG THE MOST SOUTHERLY WEST BOUNDARY FENCE OF SAID 3.0852 ACRE TRACT AND THE EAST BOUNDARY FENCE OF SAID "TRACT TWO", A DISTANCE OF 294.80 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "SAXON" FOUND AT THE SOUTHWEST CORNER OF SAID 3.0852 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID "TRACT TWO", A FENCE INTERSECTION BEARS N 45 DEG. 24' W A DISTANCE OF 1.95 FEET; THENCE S 86 DEG. 56' 01" W ALONG THE SOUTH LINE OF SAID "TRACT TWO" AND A NORTH LINE OF SAID 13.03 ACRE TRACT, SAID LINE BEING GENERALLY ALONG A FENCE, A DISTANCE OF 184.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.006 ACRES OF LAND, MORE OR LESS.

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

FILED

MAY 11 2026

11-35
EM

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

**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.**

Matter No.: 148449-TX

Date: May 7, 2026

County where Real Property is Located: Wood

ORIGINAL MORTGAGOR: MICHAEL STANLEY KURYS AND CHRISTINA KURYS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS LLC. DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 2/7/2022, RECORDING INFORMATION: Recorded on 2/8/2022, as Instrument No. 2022-00001348

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE ISAAC REID SURVEY, ABSTRACT NO. 480, WOOD COUNTY, TEXAS AND BEING ALL OF A CALLED 1.654 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM MINIFORD A MCCOY AND JOYCE MCCOY TO JERRY W. WOOD AND LULA M. WOOD, DATED JULY 02, 2004, AS SHOWN OF RECORD IN VOLUME 2013, PAGE 437, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID 1.654 ACRE TRACT BEING A PART OF LOT 1 OAK LEAF SUBDIVISION, AS SHOWN BY PLAT OF RECORD AT VOLUME 9, PAGE 79, PLAT RECORDS, WOOD COUNTY, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND MORE COMPLETELY DESCRIBED IN EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2026, the foreclosure sale will be conducted in Wood County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC



Matter No.: 148449-TX

3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.

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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

BEING all of that certain lot, tract, or parcel of land situated in the Isaac Reid Survey, Abstract No. 480, Wood County, Texas and being all of a called 1.654 acre tract of land described in a Deed from Miniford A McCoy and Joyce McCoy to Jerry W. Wood and Lula M. Wood, dated July 02, 2004, as shown of record in Volume 2013, Page 437, Real Property Records, Wood County, Texas, said 1.654 acre tract being a part of Lot 1 Oak Leaf Subdivision, as shown by plat of record at Volume 9, Page 79, Plat Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the Northeast corner of said 1.654 acre tract, same being the Northeast corner of said Lot 1 and the Northwest corner of Lot 2, Oak Leaf Subdivision;

THENCE S 00° 55' 30" E, along the East line of said 1.654 acre tract, a distance of 224.78 feet to a ½ inch iron rod found at the Southeast corner of said 1.654 acre tract and at the Northeast corner of a called 0.551 acre tract of land described in a Deed from Howard F. Ivy and wife, Ramona J. Ivy, to Ginger Nichols, dated April 25, 2011, as shown of record in Document No. 2011-00005915, Real Records, Wood County, Texas.

THENCE S 89° 22' 51" W, along the South line of said 1.654 acre tract, at 229.31 passing through the Southeast line of a called 0.33 acre Flooding Easement to the Sabine River Authority of Texas, dated July 22, 1976, as shown of record in Volume 727, Page 677, Deed Records, Wood County, Texas, at 260.16 feet passing through the East line of Wood County Road No. 1515, continuing along same bearing, in all a total distance of 320.16 feet to a ½ inch iron rod found at the Southwest corner of said 1.654 acre tract and at the Northwest corner of said 0.551 acre tract;

THENCE N 01° 42' 57" W, along the West line of said 1.654 acre tract and along the West line of said County Road, at 172.01 feet passing through the Northeast line of said Flooding Easement, continuing along same bearing, in all a total distance of 223.24 feet to a ½ inch iron rod found at the Northwest corner of said 1.654 acre tract and at the Southwest corner of a called 3.864 acre tract of land described in a Deed from Don R. Spencer and Tonya J. Spencer to James Banks et al, Trustees of the Lake Fork Baptist Church, dated July 17, 2000, as shown of record in Volume 1734, Page 694, Real Property Records, Wood County, Texas.

THENCE N 89° 06' 09" E, along the North line of said 1.654 acre tract, a distance of 323.24 feet to the POINT OF BEGINNING and containing 1.654 acres of land, of which approximately 0.31 acres lie with in the limits of said County Road and approximately 0.25 acres lie with in said Flooding Easement.

WE, RUPAR & ASSOICATES, PLLC, DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED FROM AN ACUTAL SURVEY MADE ON THE GROUND UNDER OUR SUPERVISION DURING THE MONTH OF NOVEMBER, 2012.

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 MAY 19 PM12:31
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS


NOTICE OF TRUSTEE'S SALE

WHEREAS, Ronnie Scott and Connie Scott, 1507 Cade Court, Mesquite, Texas 75149, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated April 6, 2024, recorded in Document 2024-00002791, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 292 and 293, Section I, 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 \$47,000.00 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 May 16, 2024, recording in Document Number 2024-00005425, 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 7th day of July, 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 15th day of May, 2026


SHAWN COKER, SUBSTITUTE TRUSTEE

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.

FILED FOR RECORD
2025 JUN 04 AM 09:42
KELLEY PRIGE
COUNTY CLERK
WOOD COUNTY, TEXAS

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of July, 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. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

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
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:

Mortgage Servicer: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

File No.: 26-04021TX

Tejas

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 (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 the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

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 to the firm all information required by the Rule, 89 FR 70258, if applicable.

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

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 6-4-26 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 P2Ct prtinn of 2 railed 1.911 sieree ennyerri to I nwrpnop T, C-ihenn by nil inatrnmnt reenraed in Vnl"me 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 ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF WOOD §

FILED FOR RECORD
2026 JUN 19 PM 2:33
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY TEXAS

WHEREAS, the property herein described is subject to the Declaration and Master Deed for Holly Lake Condominiums, filed of record on January 31, 1973, in Volume 1, Page 1 et seq. of the Condominium Records of Wood County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "Declaration"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Holly Lake Condominium Association, Inc. on September 21, 2023, September 30, 2024, and March 9, 2026, sent notice of default in payment of assessments to REBECCA BRIGHT, being the reputed owner or current owner of said real property; and

WHEREAS, the said REBECCA BRIGHT, has continued to default in the payment of their indebtedness to Holly Lake Condominium Association, Inc. and the same is now wholly due, and Holly Lake Condominium Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Holly Lake Condominium Association, Inc.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of July, 2026, between 10:00 a.m. and 4:00 p.m., Holly Lake Condominium Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the East (front) door of the Wood County Courthouse, 100 S Main St, Quitman, TX 75783, or as designated by the Wood County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 12:00 p.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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

duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

SIGNED: June 10, 2026.

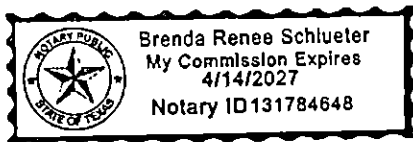
**HOLLY LAKE CONDOMINIUM
ASSOCIATION, INC.**

By: *Kristen Pierce*
Kristen Pierce
Its: **Attorney**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Kristen Pierce, Attorney for Holly Lake Condominium Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on June 10, 2026.



Brenda Schlueter
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Apartment-Home No. 211 in Building "C", the space encompassed by the boundaries thereof as set forth in the Declaration and Master Deed of the Holly Lake Condominiums, Condominium Project dated January 31, 1973, recorded in Volume 1, Page 1, Condominium Records, Wood County, Texas, as amended by instruments recorded in Volume 1, Page 35, Volume 1, Page 40, Volume 1, Page 53, Volume 1, Page 63, Condominium Records, Wood County, Texas, (as so amended hereinafter called the "Master Deed"), an undivided 5.057% ownership interest (subject to past and future deceased resulting from expansion of the Condominium Project as provided in the Master Deed) in the Common Elements of the Holly Lake Condominiums as set for in the Master Deed, and Apartment-Home as set for in the Master Deed (the "Property").

NOTICE OF FORECLOSURE SALE

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

FILED FOR RECORD
2025 JUN 11 PM 01:55
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY TEXAS

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FOR ALL PURPOSES

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated June 26, 2024, under Deed of Trust recorded under Clerk's File Number 2024-00005301 Real Property Records, Wood County, Texas, Deed of Trust dated June 26, 2024, under Deed of Trust recorded under Clerk's File Number 2024-00005298 Real Property Records, Wood County, Texas, and Deed of Trust dated June 26, 2024, under Deed of Trust recorded under Clerk's File Number 2024-00005300 Real Property Records, Wood County, Texas, each from WAGYU 100, LLC, a Texas limited liability company, as grantor, conveying the Property in trust to LYONS & PLACKEMEIER, PLLC, as Trustee, for the benefit of BUFFALO EQUIPMENT, INC. ("Beneficiary") (Collectively referred to "Deed of Trust").

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

Date: July 7, 2026

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: 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.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code.

Notice of Foreclosure Sale
WAGYU 100, LLC, Grantor
BUFFALO EQUIPMENT, INC., Beneficiary
Page 1 of 6



4877547

ServiceLink

The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

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

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

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **June 26, 2024**, in the original principal amount of **TWO MILLION ONE HUNDRED THOUSAND AND 00/100 (\$2,100,000.00)**, executed by **WAGYU 100, LLC**, ("**Borrower**") and payable to the order of **BUFFALO EQUIPMENT, INC.**, who is the current owner and holder of the Note and Obligations and are the current Beneficiary under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **Borrower**, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

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

DATED this the 10th day of JUNE, 2026.

/s/ Matthew S. Rupley
MATTHEW S. RUPLEY, Substitute Trustee

AFTER RECORDING RETURN TO:

Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058
(281) 488-0630

EXHIBIT "A"

TRACT I:

LOT 1 AND LOT 2 IN SECTION 1 OF FORREST GLEN SUBDIVISION RECORDED IN VOL. 9, PAGE 233 OF WOOD COUNTY, TEXAS.

TRACTS II, III, IV, V:

Being a tract of parcel of land situated in Wood County, Texas, being a part of the A. Campbell Survey, Abstract no. 112, being all of a 75.78 acre the Tract of land and all of 21.82 "Second Tract" of land and described in a Deed for J.P Ballard et ux to Paul Ballard as recorded in Volume 391 at Page 80 of the Deed Records of Wood County, Texas and being further described as follows:

Beginning at a 1 inch pipe found for a corner of the northeast corner of said 75.78 acre tract:

Thence S 80° 80' 00" E along the east line of said 75.78 acre tract, a distance of 1540.73 feet to a 7 inch pipe found for a corner at the southeast corner of said 75.78 acre tract;

Thence N 89° 27' 13" W along a fence and the south line of said 75.78 acre tract, a distance of 716.52 feet to a 1 inch pipe found for a corner at the northeast corner of said 21.82 acre tract;

Thence S 00° 12' 19" W along a fence and the east line of said 21.82 acre tract, a distance of 1327.42 feet to a fence part for 1 corner at the southeast corner of said 21.82 acre tract;

Thence N 89° 56' 43" W along fence and the south line of said 21.82 acre tract, a distance of 714.43 feet to a 1 inch pipe found for a corner at the southwest corner of said 21.82 acre tract; Thence N 00° 25' 54" E along the north line of said 21.82 acre tract, a distance of 1316.57 feet to a post found for a corner at the northwest corner of said 21.82 acre tract;

Thence N 88° 49'15" W along the south line of said line of said 75.78 acre tract, a distance of 698.80 feet to a post found for corner at the southwest corner of said 75.78 acre tract;

Thence N 00° 25' 00" W along the west line of said 75.78 acre tract, a distance of 1545.28 feet for 1 corner at the northwest corner of said 75.78 acre tract;

Thence S 89° 35' 00" E along the north line of said 75.78 acre tract, a distance of 2135.71 feet to the point of Beginning and Containing 97.174 Acres of land.

EASEMENT ONE:

All that certain tract or parcel of land situated in the A. Campbell Survey, A-112, Wood County, Texas being out of that certain 82.8 acre tract described in the Deed to Marjory Kathleen by Deed recorded in Volume 391, Page 90, Deed Records of Wood County, Texas, and the centerline of the 30' wide Road Easement being more particularly described as follows:

Beginning at a point for corner situated on the NEL of said 82.8 acre tract and being S 89° 11'W- 629.1 from the NE corner of said 82.8 acre tract:

Thence in a Southerly division with the centerline of said Road Easement as follows:

S°24'W-150", N 89°11'E-258-S; S21°47'E-203.1; S 29°36'E137.6"; S 10°13'E-130.2"; S23°28E-169.2; S 2°20'E-173.8; S 11°50W-144.1; and S 23°51'W-168.6 to a point for corner situated in SBL of said 82.8 acre tract and being N 89° 52'W-248.8' from the SE Corner of said 82.8 acre tract.

EASEMENT TWO:

All that certain tract or parcel of land situated in the W.T. Marshall Survey A-391 and A. Campbell Survey, A-112, Wood County, Texas, being out of that certain Block 1&2 of the division of the William Fletcher had and the Centerline of a 30' wide Road Easement being more particularly described as follows;

Beginning at a point for corner situated on the rod of a public road, being on the centerline of said Road Easement and being N 89° 36' W 15.0' from the NW corner of Block 3 of the Fletcher Land as described in Deed to Virginia O'Quinn recorded in Volume 755, Page 761, Deed Records of Wood County Texas. Thence S 0°24'W with said centerline 1035.0' to a point for corner situated on the NEL of a 82.8 acre tract described in Volume 391, Page 90, Deed Records of Wood County, Texas, and being S 89°11'W 15.0' from the SW corner of Block 4 of the direction of the division of the William Fletcher Land.

All that certain tract of land situated in Wood County, Texas, described as follows:

Block No.4-A of the division of the J.F. Ballard Land, according to the plat of said division land recorded in Plat Book No. 1 in the office of the county clerk of Wood County, Texas, to which plat and said record thereof reference in here made for all purposes, said block no. 4-A being a part of the A. Campbell Survey, Abstract no. 112 and being a part of the land deed to J.F. Ballard, J.L. Ballard and wife Emma Ballard, on the 28th day of December 1993, and described as per field notes of said Block No. 4-A prepared June 2, 1951, by V.A. Morrison Jr., County Surveyor to Wood County, from survey on the ground as follows:

Beginning on the South Boundary line of Block No. 7 of the J.F. Ballard Division, said beginning point being 7.4 vrs West of the Southeast corner of said Block No. 7 of said division and being the Northeast corner of Block No. 7-A of said division and being 957.8 vrs North of the South Boundary line of said A. Campbell Survey;

Thence South with the East Boundary Line of Said Block No.7-A 478.9 vrs to the Northwest corner of Block No.5-A;

Thence S 89° 55'E with the North Boundary Line of Block No. 5-A, 257.7 vrs to the Southwest corner of Block No. 6-A;

Thence North with the West Boundary Line of Block No. 6-A; 477.8 vrs to corner on the South Boundary line of Block line of Block No. 6 said division;

Thence N 89° 40' W with the South Boundary line of said Block No. 6 and Block No. 7 257.7 vrs to the place of Beginning and Containing 21.82 acres of land.

Block No. S-A of the division of the J.F. Ballard land, according to the plat of said division of and recorded in Plat Book No. 1, Page in the office of the County Clerk of Wood County, Texas, to which plat and said record thereof reference is heremade for all purposes, said Block No. 5-A being a part of the A. Campbell Survey and being a part of the land deeded to J.F. Ballard by J.L. Ballard and wife, Emma Ballard, on the 28th day of December 1933, and described as per field notes of said Block No. 5-A prepared June 2, 1951, by W.A. Morrison, Jr., County Surveyor of Wood County, Texas, from a survey on the ground as follows:

Beginning on the S.B.L. of the A. Campbell Survey at the S.E. corner of the I.N. Reneau 20-acre tract; stake for corner from which a 10' hickory brs N. 23 deg. 30 min. E, 17 vrs, another hickory vrs. N 39 deg. 10 min. E. 8.5 vrs., Thence N. 89 deg. 50 min. E. with the S.B.L. of said A. Campbell Survey, this being the S.B.L. of the tract of land deeded to J.F. Ballard by J.L. Ballard and wife, at 257.7 vrs. The S.W. corner of Block No. 2-A of said Ballard division;

Thence North with the W.B.L., of Block No. 1-A, 477.5 vrs to the S.E. corner of Block No. 4-A of said division;
Thence N. 89 deg. 55 min. W with the S.B.L. of said Block 4-A 257.7 vrs to corner on the E.B.L.
of Block No. 7-A.

Thence South with the E.B.L. of Block No. 7-A and the E.B.L. of said Reneau 20-acre tract 478.9 vrs. To the place of beginning, containing 21.82 acres of land.

TRACT VI:

Lots 2 through 6, and Lots 8 through 131, MAGNOLIA RIDGE ESTATES, a subdivision located in the D. Fuller Survey, Abstract No. 207, Wood County, Texas, as shown on plat thereof recorded in Volume 11, Pages 31-32, Plat Records, Wood County, Texas.

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.**

FILED FOR RECORD
2026 JUN 15 AM 9:09
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Date: June 15, 2026

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, July 7, 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.

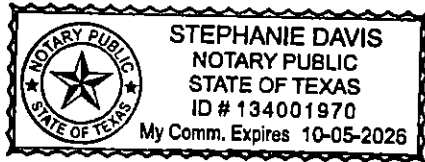
Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.


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

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on June 15, 2025, by Richard E. Roberts.



Stephanie Davis

Notary Public, State of Texas

Stephanie Davis

Notary's Name (Printed)

Notary's Commission Expires

Notary's Business Phone No.

Notice of Foreclosure Sale

June 1, 2026

FILED FOR RECORD
2026 JUN 15 AM 10:31
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Deed of Trust ("Deed of Trust"):

Dated: April 5, 2022
Grantor: Omar Jiminez and Melissa Sandoval
Trustee: C.E. Williams
Lender: AGN, LLC
Recorded in: Instrument#2022-00003997

Legal Description: All that certain parcel of land situated in the city of Winnsboro, in Wood County, Texas, a part of the Gray B. King survey, described as follows:

Beginning where the S. B. line of the LR & N Ry Co. of Texas, now the LA & T Ry Co. right of way crosses the W. B. line of the Gray B. King survey.

Thence in an easterly direction with the S. B. Line of said right of way 121 feet to the N. W. corner of the former Waples Platter Grocer Company lot.

Thence South with the W. B. line of said Waples-Platter Co.'s lot, 144 feet to corner. Thence West to the W. B. line of the said Gray B. King survey.

Thence North 114 feet to the place of beginning containing about one-third of an acres of land more or less.

[201 S. Post Oak St., Winnsboro, Texas 75494)

Secures: Real Estate Note ("Note") in the original principal amount of \$105,000.00, executed by Omar Jiminez and Melissa Sandoval ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: July 7, 2026

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and no later than three hours thereafter

Place: In the area designated by the Commissioners Court of such County, pursuant to §. 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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 AGN, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of

Foreclosure Services

Trust. Because of that default, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

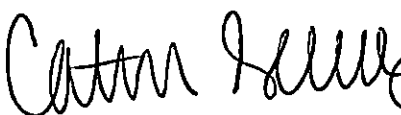
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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



C.E. Williams, Esq.
4747 W. Northwest Highway
Ste. 120-190
Dallas, TX 75220
Telephone (214) 675-3800
Telecopier (214) 615-1386

Substitute Trustees
Kara Riley
Heather Golden
Catherine Geddie

Sheryl LaMont
Jabria Foy
David Garvin



June 1, 2026

Omar Jiminez and Melissa Sandoval
201 S. Post Oak St
Winnsboro, TX 75494

Re: Notice of acceleration and foreclosure sale regarding the following instruments, among others (collectively, the "Loan Documents"):

Dated: April 5, 2022

Grantor: Omar Jiminez and Melissa Sandoval

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: Instrument#2022-00003997

Legal Description: All that certain parcel of land situated in the city of Winnsboro, in Wood County, Texas, a part of the Gray B. King survey, described as follows:

Beginning where the S. B. line of the LR & N Ry Co. of Texas, now the LA & T Ry Co. right of way crosses the W. B. line of the Gray B. King survey.

Thence in an easterly direction with the S. B. Line of said right of way 121 feet to the N. W. corner of the former Waples Platter Grocer Company lot.

Thence South with the W. B. line of said Waples-Platter Co.'s lot, 144 feet to corner. Thence West to the W. B. line of the said Gray B. King survey.

Thence North 114 feet to the place of beginning containing about one-third of an acres of land more or less.

[201 S. Post Oak St., Winnsboro, Texas 75494)

Secures: Real Estate Note ("Note") in the original principal amount of \$105,000.00, executed by Omar Jiminez and Melissa Sandoval ("Borrower") and payable to the order of Lender

Dear Omar Jiminez and Melissa Sandoval:

This letter is written at the request and on behalf of our client, AGN, LLC. Written notice dated April 13, 2026, was served by AGN, LLC by certified mail, return receipt requested, informing Borrower of the existence of one or more defaults under the Note and the Deed of Trust ("Defaults"). The Note, among other things, constitutes part of the indebtedness secured by the Deed of Trust ("Indebtedness"). In that notice, demand was made on Borrower to pay the unpaid past due amounts then owing under the Note and Borrower was advised of AGN, LLC's intention to accelerate the maturity of the Note if the Defaults were not cured.

According to the records of AGN, LLC, Borrower has not cured the Defaults. Therefore, AGN, LLC, by this letter, accelerates the maturity of the Indebtedness (including all unpaid principal of, and all lawful accrued and unpaid interest and other lawful amounts due under, the Note) and declares the entire Indebtedness immediately due and payable. AGN, LLC makes demand (1) on Borrower and on all persons and entities obligated on the Note (except to the extent that obligation is expressly limited by written contract or applicable law) for payment in full of the entire Indebtedness and (2) on Grantor for payment of rents and proceeds of any rents to which AGN, LLC is entitled under the Loan Documents and Texas Property Code chapter 64, Assignment of Rents to Lienholder.

AGN, LLC has instructed Trustee to sell the Property (as defined in the notice below) at a nonjudicial foreclosure sale ("Foreclosure Sale"). A copy of the Notice of Foreclosure Sale ("Notice") specifying the date, time, place, and terms of the Foreclosure Sale is enclosed with this letter. If all amounts due and owing have not been paid or if other arrangements satisfactory to AGN, LLC have not then been made by the Foreclosure Sale, Trustee will conduct the Foreclosure Sale on the date and at the time and place specified in the Notice, as authorized by and in accordance with the provisions of the Deed of Trust and applicable law.

If the proceeds of the Foreclosure Sale are insufficient to repay the Indebtedness, then, except to the extent the Indebtedness is expressly nonrecourse or any party's liability is expressly limited by written contract or applicable law, each person and entity obligated to repay the Indebtedness will be jointly and severally liable for the deficiency.

If any party who receives this letter is a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (title 11 of the United States Code), this letter is merely intended to be written notice of the defaults under the Note in compliance with the Loan Documents and applicable law. This letter is not an act to collect, assess, or recover a claim against that party, nor is this letter intended to violate any provisions of the Code. Any and all claims that AGN, LLC asserts against that party will be properly asserted in compliance with the Code in the bankruptcy proceeding. In addition, all of AGN, LLC's claims, demands, and accruals regarding the Loan Documents, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

Nothing contained in this letter is intended to waive any default or event of default; waive any rights, remedies, or recourses available to AGN, LLC; or be an election of remedies resulting from any default that may exist with respect to the Loan Documents.

You may contact Al Nail of AGN, LLC at P.O. Box 12628, Dallas, Texas, 75225, 469-939-8879, regarding any questions that you may have, including the outstanding balance of the past due amounts on the Note as of any particular date. If you have any questions that you believe I can answer, you or your attorney may contact me at the telephone number or address listed below.

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.

Sincerely yours,



C.E. Williams
Attorney for AGN, LLC
State Bar No.: 24042163
creedewilliams@gmail.com
4747 W. Northwest Highway
Ste. 120-190
Dallas, TX 75220
(214) 675-3800
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