

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28320

FILED FOR RECORD
2026 APR 02 AM 10:50
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/30/2008, Russell Voyles and wife, Stephanie Voyles, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott L. Luna, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SFMC, LP. - DBA Solutions Funding Mortgage Company, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$85,204.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SFMC, LP. - DBA Solutions Funding Mortgage Company, which Deed of Trust is Recorded on 8/1/2008 as Volume 00093285, Book 02340, Page 00186, Loan Modification recorded on 1/13/2020 as Instrument No. 2020-00000252 in Wood County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

That certain lot, tract or parcel of land within the City of Mineola, Wood County, Texas, and being part of Lot 6, Block 38, City of Mineola as shown of record in Volume 7 on Page 47 of the Plat Records and being described as the West 72 feet of Lot 6 in Deed from Donald R. Massey to John Lemmon, dated September 11, 2007 and recorded in Volume 2266 on Page 54 of the Real Property Records of Wood County, Texas, and this 0.149 acre tract being more fully described as follows:

Beginning at a 1/2" Iron Rod set for the Southwest corner of Lot 6, the Southwest corner of Block 38 and being at the intersection of the North line of Buchanan Street (80' wide right-of-way) and the East line of Hogg Street (50' wide right-of-way);

Thence North 13 deg. 54 min. 58 sec. East, a distance of 90.00 feet, with the West line of Block 38 and the East line of Hogg Street, to a 1/2" Iron Rod set for the Northwest corner of Lot 6 and the Southwest corner of Lot 5;

Thence South 76 deg. 05 min. 02 sec. East, a distance of 72.00 feet, with the North line of Lot 6 and the South line of Lot 5, to a 1/2" Iron Rod set for corner;

Thence South 13 deg. 54 min. 58 sec. West, a distance of 90.00 feet, across Lot 6, to a 1/2" Iron Rod set in the South line of same and in the North line of Buchanan Street;

Thence North 76 deg. 05 min. 02 sec. West, a distance of 72.00 feet, with the South line of Lot 6 and the North line of Buchanan Street, to the Point of Beginning and containing 0.149 of an acre of land, more or less.

Commonly known as: **222 W BUCHANAN ST MINEOLA, TX 75773**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley**, or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 500 N. State College Blvd., Suites 1030, 1300 & 1400, Orange, CA 92868, is acting as the mortgage servicer for **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**, which is the mortgagee of the Note and Deed of Trust or



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ServiceLink

mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **6/2/2026 at 1:00 PM**, or no later than three (3) hours after such time, in **Wood County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE(ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a substitute trustee's deed will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at:

<https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5

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

THIS 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.

WITNESS, my hand this 3/30/2026

Grecia Moreno

By: Grecia Moreno, Trustee Sale Specialist

WITNESS, my hand this 4-2-26

Heather Solder

By: Substitute Trustee(s)

Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre,
Jabria Foy, Heather Golden, Kara Riley
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

FILED FOR RECORD
2026 APR 13 AM 11:27
KELLEY PRICE

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 16, 2018 and recorded under Clerk's File No. 2018-00008063, in the real property records of WOOD County Texas, with Ruth Ann Staggs, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Movement Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Ruth Ann Staggs, an unmarried woman securing payment of the indebtedness in the original principal amount of \$73,737.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Ruth Ann Staggs. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

ALL THAT LOT, TRACT, OR PARCEL OF LAND BEING LOT 12 OF THE KEVIN ADDITION TO THE CITY OF MINEOLA, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 42, OF THE MAP/PLAT RECORDS OF WOOD COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 06/02/2026

Earliest Time Sale Will Begin: 1:00 PM

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

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



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

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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

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

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

Executed on April 10, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-26-00304

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

FILED FOR RECORD
2026 APR 30 PM12:53
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Agency Sales and Posting LLC Jabria Foy, Heather Golden, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **June 02, 2026** between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: 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 or as designated by the County Commissioners.

**INSTRUMENT TO
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 02/28/2025 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 2025-00002123 in the real



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property records of Wood County Texas, with KC COMMERCIAL PROPERTIES LLC as Grantor(s) and CV3 FINANCIAL SERVICES LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by KC COMMERCIAL PROPERTIES LLC securing the payment of the indebtedness in the original principal amount of \$199,138.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by KC COMMERCIAL PROPERTIES LLC. UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RF RL TITLE TRUST I is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE:

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RF RL TITLE TRUST I is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RF RL TITLE TRUST I's address is:

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE
TRUSTEE FOR RF RL TITLE TRUST I
c/o FCI Lender Services Inc
8180 E. Kaiser Blvd
Anaheim Hills, CA 92809

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: BEING A 2.000 ACRE TRACT OF LAND SITUATED IN THE WILLIAM CLARK SURVEY, ABSTRACT NO. 99, WOOD COUNTY, TEXAS AND BEING A PART OF A CALLED 25 ACRE TRACT DESCRIBED IN A DEED FROM B. H. HALL TO ROBERT RICHARD DATED OCTOBER 20, 1919, AS SHOWN OF RECORD IN VOLUME 60, PAGE 206, DEED RECORDS OF WOOD COUNTY, TEXAS, SAID 2. 000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET FOR A CORNER IN THE EAST BOUNDARY FENCE AND OCCUPATION LINE OF SAID 25 ACRE TRACT AND BEING N 01 DEGREES 18' 26" WEST, A DISTANCE OF 458.90 FEET FROM THE SOUTHEAST CORNER OF SAID 25 ACRE TRACT;
THENCE SOUTH 84 DEGREES 54' 40" WEST, A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;
THENCE NORTH 01 DEGREES 18' 26" WEST, A DISTANCE OF 291.02 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 2869;
THEN NORTH 84 DEGREES 54' 40" EAST ALONG SAID RIGHT-OF-WAY

LINE, SAME BEING PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID FARM ROAD, A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER IN THE EAST BOUNDARY FENCE AND OCCUPATION LINE OF SAID 25 ACRE TRACT:
THENCE SOUTH 01 DEGREES 18' 26" EAST ALONG SAID FENCE, A DISTANCE OF 291.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND, MORE OR LESS (the "Property")

**REPORTED
PROPERTY
ADDRESS:**

5145 FM HWY 2869, HAWKINS, TX 75765

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the

consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

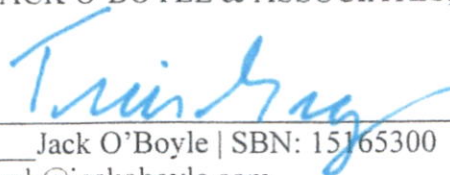
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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 on the 24 day of April, 2026.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



____ Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

____ Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Kara Riley, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on 4/30/26 I filed at the office of the Wood County Clerk and caused to be posted at the Wood County courthouse (or other designated place) this notice of sale.

Signed: Kara Riley

Declarant's Name: Kara Riley

Date: 4/30/26

FILED FOR RECORD

2026 MAY 07 AM 09:30

KELLEY PRICE
COUNTY CLERK

WOOD COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT NO.(S) 94 AND 95, WATERWOOD ESTATES, VILLAGE D OF HOLIDAY VILLAGES OF FORK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 9, PAGES 185-186, PLAT RECORDS, WOOD COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/24/2023 and recorded in Document 2023-00009965 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: 06/02/2026

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 ROBERT E. ALEXANDER, provides that it secures the payment of the indebtedness in the original principal amount of \$80,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Catherine Guedie 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 5/17/26 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.

Tejas

[NOTE 1]

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date:	April 22, 2022
Grantor:	Gladstone Investment Group Inc.
Beneficiary:	Texas National Bank of Jacksonville
Substitute Trustee:	Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information:	Deed of Trust recorded under Clerk's File No. 2022-00005774, in the Official Public Records of Wood County, Texas.

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

Being Lot 1 in Block 47 of the Meadowbrook Addition to the City of Mineola as recorded in Volume 10, Page 164, Map Records and under Clerk's File No. 2022-0002631, Official Public Records, Wood County, Texas.

having a property address of 101 & 103 Isabella Street, Mineola, Texas 75773.

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

Date:	Tuesday, June 2, 2026
Time:	The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

FILED FOR RECORD
 2026 MAY 08 PM02:12
 KELLEY PRICE
 COUNTY CLERK
 WOOD COUNTY, TEXAS

Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

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

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

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

[NOTE 1]

A purchaser at the sale of the Property “acquires the Property ‘AS IS’ without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser's own risk.” TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gladstone Investment Group Inc. The deed of trust is dated April 22, 2022, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk’s File No. 2022-00005774, in the Official Public Records of Wood County, Texas.

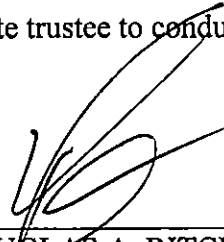
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the April 22, 2022 promissory note in the original principal amount of \$289,000.00, executed by Gladstone Investment Group Inc., and payable to the order of Texas National Bank of Jacksonville; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas National Bank of Jacksonville is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas National Bank of Jacksonville, Attention: Randel Lockwood, telephone (903) 881-5589.

[NOTE 1]

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

DATED: May 1, 2026.



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

[NOTE 2]

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date: April 22, 2022

Grantor: Gladstone Investment Group Inc.

Beneficiary: Texas National Bank of Jacksonville

Substitute Trustee: Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 2022-00005771, in the Official Public Records of Wood County, Texas.

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

Being Lot 2 in Block 47 of the Meadowbrook Addition to the City of Mineola as recorded in Volume 10, Page 164, Map Records and under Clerk's File No. 2022-0002631, Official Public Records, Wood County, Texas.

having a property address of 105 & 107 Isabella Street, Mineola, Texas 75773.

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

Date: **Tuesday, June 2, 2026**

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

[NOTE 2]

Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

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

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

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

[NOTE 2]

A purchaser at the sale of the Property “acquires the Property ‘AS IS’ without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gladstone Investment Group Inc. The deed of trust is dated April 22, 2022, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk’s File No. 2022-00005771, in the Official Public Records of Wood County, Texas.


6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the April 22, 2022 promissory note in the original principal amount of \$289,000.00, executed by Gladstone Investment Group Inc., and payable to the order of Texas National Bank of Jacksonville; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas National Bank of Jacksonville is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas National Bank of Jacksonville, Attention: Randel Lockwood, telephone (903) 881-5589.

[NOTE 2]

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

DATED: May 1, 2026.



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

[NOTE 4]

FILED FOR RECORD
2026 MAY 08 PM02:15
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date: September 8, 2022

Grantor: Gladstone Investment Group Inc.

Beneficiary: Texas National Bank of Jacksonville

Substitute Trustee: Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 2022-00010102, in the Official Public Records of Wood County, Texas.

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

Being Lot 20, of the Meadowbrook Addition to the City of Mineola as recorded in Volume 10, Page 164, Map Records and under Clerk's File No. 2022-0002531, Official Public Records, Wood County, Texas.

having a property address of 100 & 102 Sophia Drive, Mineola, Texas 75773.

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

Date: **Tuesday, June 2, 2026**

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

[NOTE 4]

Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

[NOTE 4]

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gladstone Investment Group Inc. The deed of trust is dated September 8, 2022, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk's File No. 2022-00010102, in the Official Public Records of Wood County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the September 8, 2022 promissory note in the original principal amount of \$275,000.00, executed by Gladstone Investment Group Inc., and payable to the order of Texas National Bank of Jacksonville; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas National Bank of Jacksonville is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas National Bank of Jacksonville, Attention: Randel Lockwood, telephone (903) 881-5589.

[NOTE 4]

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

DATED: May 1, 2026.



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

[NOTE 5]

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date:	September 8, 2022
Grantor:	Gladstone Investment Group Inc.
Beneficiary:	Texas National Bank of Jacksonville
Substitute Trustee:	Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information:	Deed of Trust recorded under Clerk's File No. 2022-00010067, in the Official Public Records of Wood County, Texas.

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

Being Lot 21, of the Meadowbrook Addition to the City of Mineola as recorded in Volume 10, Page 164, Map Records and under Clerk's File No. 2022-0002531, Official Public Records, Wood County, Texas.

having a property address of 104 & 106 Sophia Drive, Mineola, Texas 75773.

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

Date:	Tuesday, June 2, 2026
Time:	The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

FILED FOR RECORD
 2026 MAY 08 PM02:16
 KELLEY PRICE
 COUNTY CLERK
 WOOD COUNTY, TEXAS

Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

[NOTE 5]

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gladstone Investment Group Inc. The deed of trust is dated September 8, 2022, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk's File No. 2022-00010067, in the Official Public Records of Wood County, Texas.


6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the September 8, 2022 promissory note in the original principal amount of \$275,000.00, executed by Gladstone Investment Group Inc., and payable to the order of Texas National Bank of Jacksonville; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas National Bank of Jacksonville is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas National Bank of Jacksonville, Attention: Randel Lockwood, telephone (903) 881-5589.

[NOTE 5]

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

DATED: May 1, 2026.



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

FILED FOR RECORD
2026 MAY 08 PM02:14
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

[NOTE 3]

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date:	June 15, 2022
Grantor:	Gladstone Investment Group Inc.
Beneficiary:	Texas National Bank of Jacksonville
Substitute Trustee:	Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information:	Deed of Trust recorded under Clerk's File No. 2022-00006968, in the Official Public Records of Wood County, Texas.

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

Being Lot 3, of the Meadowbrook Addition to the City of Mineola as recorded in Volume 10, Page 164, Map Records and under Clerk's File No. 2022-0002531, Official Public Records, Wood County, Texas.

having a property address of 109 & 111 Isabella Street, Mineola, Texas 75773.

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

Date:	Tuesday, June 2, 2026
Time:	The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

[NOTE 3]

Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

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

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

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

[NOTE 3]

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gladstone Investment Group Inc. The deed of trust is dated June 15, 2022, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk's File No. 2022-00006968, in the Official Public Records of Wood County, Texas.


6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the June 15, 2022 promissory note in the original principal amount of \$289,000.00, executed by Gladstone Investment Group Inc., and payable to the order of Texas National Bank of Jacksonville; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas National Bank of Jacksonville is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas National Bank of Jacksonville, Attention: Randel Lockwood, telephone (903) 881-5589.

[NOTE 3]

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

DATED: May 1, 2026.



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

[NOTE 6]

FILED FOR RECORD
2026 MAY 08 PM02:17
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date: November 23, 2022

Grantor: Gladstone Investment Group Inc.

Beneficiary: Texas National Bank of Jacksonville

Substitute Trustee: Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 2022-00012891, in the Official Public Records of Wood County, Texas.

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

Lot 22 of the Meadowbrook Addition to the City of Mineola as recorded in Volume 10, Page 164, Map Records and under Clerk's File No. 2022-0002531, Official Public Records, Wood County, Texas.

having a property address of 108 & 110 Sophia Drive, Mineola, Texas 75773.

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

Date: **Tuesday, June 2, 2026**

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

Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

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

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

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gladstone Investment Group Inc. The deed of trust is dated November 23, 2022, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk's File No. 2022-00012891, in the Official Public Records of Wood County, Texas.


6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the November 23, 2022 promissory note in the original principal amount of \$275,000.00, executed by Gladstone Investment Group Inc., and payable to the order of Texas National Bank of Jacksonville; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas National Bank of Jacksonville is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas National Bank of Jacksonville, Attention: Randel Lockwood, telephone (903) 881-5589.

[NOTE 6]

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

DATED: May 1, 2026.



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

[NOTE 7]

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date: November 23, 2022

Grantor: Gladstone Investment Group Inc.

Beneficiary: Texas National Bank of Jacksonville

Substitute Trustee: Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 2022-00012917, in the Official Public Records of Wood County, Texas.

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

Lot 19 of the Meadowbrook Addition to the City of Mineola as recorded in Volume 10, Page 164, Map Records and under Clerk's File No. 2022-0002531, Official Public Records, Wood County, Texas.

having a property address of 109 & 111 Sophia Drive, Mineola, Texas 75773.

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

Date: **Tuesday, June 2, 2026**

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

Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

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

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

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

[NOTE 7]

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Gladstone Investment Group Inc. The deed of trust is dated November 23, 2022, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk's File No. 2022-00012917, in the Official Public Records of Wood County, Texas.

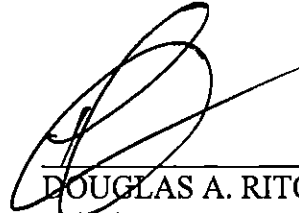
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the November 23, 2022 promissory note in the original principal amount of \$275,000.00, executed by Gladstone Investment Group Inc., and payable to the order of Texas National Bank of Jacksonville; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas National Bank of Jacksonville is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas National Bank of Jacksonville, Attention: Randel Lockwood, telephone (903) 881-5589.

[NOTE 7]

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

DATED: May 1, 2026.



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

THE STATE OF TEXAS *
*
COUNTY OF WOOD *

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2026 MAY 11 PM02:48
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

1. **Property to be Sold.** The property to be sold is described on Exhibit "A" which is attached hereto and made a part hereof for all purposes.
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated **June 9, 2023**, executed by **JOHN M. SIEMSEN and wife, CHRISTINA R. SIEMSEN, with her joining herein to perfect the security interest but not otherwise be liable**, recorded under, **Clerk's File Number 2023-00005448 of Official Public Records of Wood County, Texas.**
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place.

Date: **JUNE 2, 2026**

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

Place: Wood County Courthouse, 100 Main Street, Quitman, Texas, 75783, at the East Door (front door) or as designated by the County Commissioners' Office.

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 Texas Property Code and the Deed of Trust permitting the Lender 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. 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 Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Texas Property Code and Deed of Trust executed by **JOHN M. SIEMSEN and wife, CHRISTINA R. SIEMSEN, with her joining herein to perfect the security interest but not otherwise be liable ,**

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to (a) the promissory note in the original principal amount of **\$460,000.00** executed by **JOHN M. SIEMSEN and wife, CHRISTINA R. SIEMSEN, with her joining herein to perfect the security interest but not otherwise be liable,** and payable to the order of **CYPRESS BANK, S.S.B.;** (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness’s of **JOHN M. SIEMSEN and wife, CHRISTINA R. SIEMSEN, with her joining**

herein to perfect the security interest but not otherwise be liable to CYPRESS BANK, S.S.B.;
is the current owner .

and holder of the Obligations and is the Lender under the Deed of Trust.

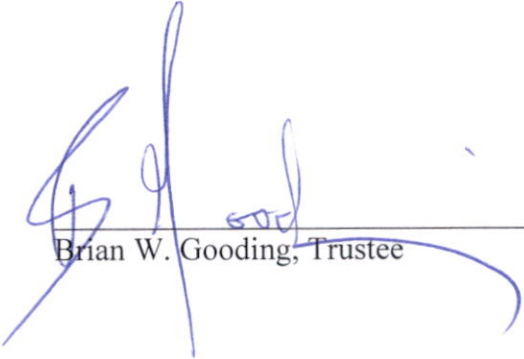
Questions concerning the sale may be directed to the undersigned or to the Lender,
CYPRESS BANK, STATE SAVINGS BANK. at 120 S. Greer Blvd, Pittsburg, Texas, (903)
856-6653.

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

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

THIS INSTRUMENT APPOINTS THE SUBSTITIUTE 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
MORTGAGE OR MORTGAGE SERVICER.

Dated: May 11, 2026



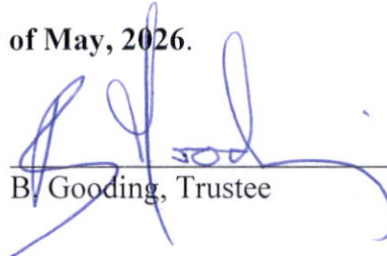
Brian W. Gooding, Trustee

Cypress Bank, State Savings Bank
120 S. Greer Blvd.
Pittsburg, TX 75686
Telephone: (903) 856-6653
FAX: (903) 856-5822

A copy of the foregoing NOTICE OF TRUSTEE'S SALE was executed by the undersigned on the **11th day of May 2026**, by posting such notice at the Courthouse door of Wood County, Texas; by filing a copy of same with the County Clerk of Wood County, Texas; and by mailing a copy of same to:

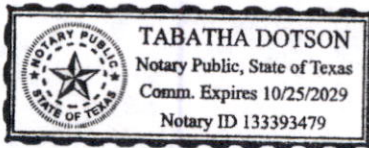
John M. Siemsen
1002 CR 4760
Winnsboro, TX 75494
CERTIFIED MAIL #7022 0410 0003 3421 4030
RETURN RECEIPT REQUESTED

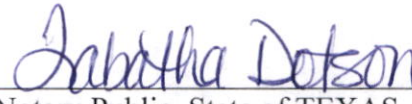
WITNESS MY HAND on this the **11th day of May, 2026**.



B. Gooding, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME by the said Brian W. Gooding on this the 11th day of May 2026, to certify which witness my hand and seal of office.





Notary Public, State of TEXAS

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF WOOD, STATE OF TEXAS, BEING IN THE J. B. CHIRINO SURVEY, ABSTRACT NO. 96, BEING ALL OF THAT CERTAIN 15.784 ACRE TRACT DESCRIBED IN DEED FROM ROBERT SCOTT JOHNSON, ETUX, ANA LUZ SUAREZ-AGUAS, TO JAMES KEVIN THOMPSON AND JESSICA J. THOMPSON, FILED NOVEMBER 12, 2013, RECORDED IN DOCUMENT NO. 2013-00012893, REAL PROPERTY RECORDS OF SAID COUNTY, AND BOUNDED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD CAPPED "LORD" FOUND ON THE SEC OF SAID 15.784 ACRE TRACT, SAME BEING ON THE SOUTHERNMOST NEC OF THE RESIDUE OF A 200 ACRE TRACT DESCRIBED IN DEED FROM GANDGDALEY LLC, TO A004-A SERIES OF GANDGDALEY LLC, FILED JANUARY 20, 2015, RECORDED IN DOCUMENT NO. 2015-00000656, REAL PROPERTY RECORDS OF SAID COUNTY AND BEING ON THE CENTERLINE OF COUNTY ROAD 4760;

THENCE NORTH 86° 39' 32" WEST, ALONG THE SBL OF SAID 15.784 ACRE TRACT AND THE SOUTHERNMOST NBL OF THE RESIDUE OF SAID 200 ACRE TRACT AT A DISTANCE OF 19.94 FEET PASSING A 3/8 IRON ROD CAPPED "LORD" FOUND FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 775.26 FEET TO A 3/8 INCH IRON ROD CAPPED "LORD" FOUND ON THE SWC OF SAID 15.784 ACRETRACT AND BEING AN ELL CORNER OF THE RESIDUE OF SAID 200 ACRE TRACT;

THENCE NORTH 1° 47' 00" EAST, ALONG THE WBL OF SAID 15.784 ACRE TRACT AND THE WESTERNMOST EBL OF THE RESIDUE OF SAID 200 ACRE TRACT AT A DISTANCE OF 1110.38 FEET PASSING A 3/8 INCH IRON ROD CAPPED "LORD" FOUND FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 1130.43 FEET TO A 3/8 INCH IRON ROD CAPPED "LORD" FOUND ON THE NWC OF SAID 15.784 ACRE TRACT AND BEING ON THE NORTHERNMOST NEC OF THE RESIDUE OF SAID 200 ACRE TRACT AND ALSO BEING ON THE CENTERLINE OF SAID COUNTY ROAD 4760;

THENCE IN A SOUTHEASTERLY DIRECTION WITH THE CENTERLINE OF SAID COUNTY ROAD 4760 AND THE SOUTHEASTER BOUNDARY LINE OF SAID 15.784 ACRE TRACT AS FOLLOWS:

**SOUTH 75° 39' 36" EAST, A DISTANCE OF 43.46 FEET;
SOUTH 66° 28' 09" EAST, A DISTANCE OF 111.68 FEET TO A POINT FOR CORNER,
SOUTH 59° 22' 39" EAST, A DISTANCE OF 126.99 FEET TO A POINT FOR CORNER,
SOUTH 51° 08' 19" EAST, A DISTANCE OF 223.54 FEET TO A POINT FOR CORNER,
SOUTH 47° 34' 35" EAST, A DISTANCE OF 193.02 FEET TO A POINT FOR CORNER,
SOUTH 38° 22' 56" EAST, A DISTANCE OF 84.44 FEET TO A POINT FOR CORNER,
SOUTH 28° 57' 59" EAST, A DISTANCE OF 93.31 FEET TO A POINT FOR CORNER,
SOUTH 19° 51' 19" EAST, A DISTANCE OF 122.11 FEET TO A POINT FOR CORNER,
SOUTH 9° 50' 15" EAST, A DISTANCE OF 92.04 FEET TO A POINT FOR CORNER,
SOUTH 2° 31' 10" EAST, A DISTANCE OF 98.66 FEET TO A POINT FOR CORNER,
SOUTH 1° 50' 32" EAST, A DISTANCE OF 161.23 FEET TO A POINT FOR CORNER, AND
SOUTH 1° 22' 19" EAST, A DISTANCE OF 171.54 FEET TO THE PLACE OF BEGINNING
CONTAINING 15.756 ACRES.**

6/3/24

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 23, 2026
Substitute Trustee: PHILIP D. ALEXANDER
Lender: GLENDA LONG

FILED FOR RECORD
2026 APR 23 AM 08:04
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Note

Date: January 30, 2025
Amount: SIX HUNDRED SIXTY-EIGHT THOUSAND TWO HUNDRED FORTY AND NO/100 DOLLARS (\$668,240.00)
Maker: FAKNER PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY
Lender: GLENDA LONG

Deed of Trust

Date: January 30, 2025
Grantor: FAKNER PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY
Lender: GLENDA LONG

Recording information: Document Number 2025-00000965, Official Public Records of Wood County, Texas

Property: Commonly known as 779 CR 1971, Yantis, Texas, 75497, and more particularly described as: All that certain lot, tract or parcel of land lying and being situated in Wood County, Texas, being Lot 12 of Red Bird Cove, a subdivision of Wood County, Texas, and being the same property described in the Warranty Deed dated August 12, 1991, and signed September 17, 1991, recorded in Volume 1253, Page 865-866, Real Property Records of Wood County, Texas.

And

Commonly known as 779 CR 1971 on left; two-story rental TX, and more particularly described as: All that certain tract or parcel of land situated in the E. Esparsa Survey, A-182, Wood County, Texas; being out of that certain 207.3-acre tract described in Deed to Wiley Gilbreath, dated January 12, 1932, recorded in Vol. 126, Page 89, Deed Records of Wood County, Texas; and being more particularly described as follows:

Beginning at a 1-inch metal disc No. M 14-G-39 and M 57-G-38, being on the property line of the Sabine River Authority Lake Fork Project, being S 01°10'19" E - 824.75' from the NE corner of said 207.3 acre tract, and being on the SE corner of a 6.65 acre tract described in Deed to said SRA, recorded in Vol. 730, Page 143 of said Deed Records;

Thence S 79°22'20" W with the North ROW line of 50' wide Road - 265.5' to a 1/2" iron pipe set for corner;

Thence N 20°33'04" W with the East ROW line of said Road - 483.79' to a 1/2" iron pipe set for corner situated on the centerline of a 50' wide road;

Thence in an Easterly direction with said centerline: S 82°57' E - 214.9' and S 48°17'11" E - 77.87' to a 1/2" iron pipe set for corner;

Thence N 63°56' E - 25.0' to a 1" metal disc No. M 12-G-39 and being on the SE corner of a 3.556 acre tract;

Thence in a Southerly direction with said property line: S 19°53'40" E - 221.93' and S 25°37'40" E - 142.1' to the Place of Beginning and containing 2.501 acres.

Commonly Known As: 779 County Road 1971, Yantis, TX 75497

County: Wood

Date of Sale (first Tuesday of month): June 2, 2026

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: At the second floor entrance on the East side of the Wood County Courthouse which is located at 100 Main Street, Quitman, Texas 75773, or at the place designated by the Wood County Commissioners for such sales in Wood County, Texas.

PHILIP D. ALEXANDER is the Substitute Trustee pursuant to the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



PHILIP D. ALEXANDER, Substitute Trustee