

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

FILED FOR RECORD
2026 MAR 19 AM 11:21
KELLEY RICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 2, 2023, executed by **JAMES GUY PACE A/K/A JAMES G. PACE AND MARY E. PACE A/K/A MARY PACE, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-00007307, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Sheryl LaMont, Harriett Fletcher, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, May 5, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wood County Courthouse at the place designated by the Commissioner's Court for such sales in Wood County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2022 Legacy Manufactured Home, Serial No. L117811.

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

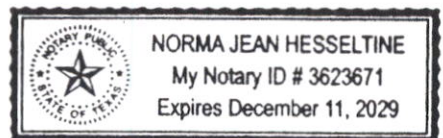
EXECUTED this 17 day of March, 2026.

K. Littlefield

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 17 day of March, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

LOT NO.(S) 126 AND 127, SECTION H, HOLIDAY VILLAGES OF FORK SUBDIVISION, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 195-198, PLAT RECORDS, 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: 05/05/2026

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
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Kara Riky 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 4/2/26 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.

FILED FOR RECORD
2026 APR 02 AM 10:49
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Our Case No. 24-06734-FC-2

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

THE STATE OF TEXAS
COUNTY OF WOOD

Deed of Trust Date:
June 9, 2010

Property address:
170 CR 1515
ALBA, TX 75410

Grantor(s)/Mortgagor(s):
GINGER NICHOLS, A SINGLE PERSON

LEGAL DESCRIPTION: THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE ISAAC REID SURVEY A-480, WOOD COUNTY, TEXAS, AND ALSO BEING PART OF THAT CERTAIN CALLED LOT #1 OF THE OAK LEAF SUBDIVISION THAT IS RECORDED IN VOLUME 9 PAGE 97 OF THE P.R.W.C. RECORDS AND BEING PART OF THAT CERTAIN CALLED 2.192 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED FEBRUARY 15, 1988 FROM THOMAS L. SCOTT TO HOWARD P. IVY THAT IS RECORDED IN VOLUME 1107 PAGE 667 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A MONUMENT (M6-J68) FOUND FOR CORNER AT THE N.W.C. OF SAID TRACT, SAME BEING THE S.W.C. OF A CALLED 0.551 ACRES (VOL. 1399 PG. 543) AND ON THE W.B.L. OF A COUNTY ROAD #1515;

THENCE NORTH 88 DEGREES 04 MINUTES 33 SECONDS EAST, ALONG THE N.B.L. OF SAID TRACT AND THE S.B.L. OF SAID CALLED 0.551 ACRES AND THE S.B.L. OF A CALLED 1.654 ACRES (VOL. 2013 PG. 437) AT 59.86 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 318.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE N.E.C. OF SAID TRACT AND THE S.E.C. OF SAID CALLED 1.654 ACRES;

THENCE SOUTH 02 DEGREES 11 MINUTES 14 SECONDS EAST, ALONG THE E.B.L. OF SAID TRACT AND THE W.B.L. OF LOT #2 OF SAID OAK LEAF SUBDIVISION (VOL. 9 PG. 97, P.R.W.C.) FOR A DISTANCE OF 162.53 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE N.E.C. OF A CALLED 0.9998 ACRES (FIELD NOTES DATED MARCH 22, 2010 BY R.P.L.S. NO. 5669);

THENCE SOUTH 87 DEGREES 49 MINUTES 03 SECONDS WEST, ACROSS SAID TRACT AND ALONG THE N.B.L. OF SAID CALLED 0.9998 ACRES AND CROSSING SAID COUNTY ROAD # 1515, AT 257.41 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 317.41 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE N.W.C. OF SAID CALLED 0.9998 ACRES;

THENCE NORTH 02 DEGREES 40 MINUTES 55 SECONDS WEST, ALONG THE W.B.L. OF SAID TRACT AND THE W.B.L. OF SAID COUNTY ROAD #1515 FOR A DISTANCE OF 163.97 FEET TO THE PLACE OF BEGINNING CONTAINING 1.1922 ACRES OF WHICH 0.2253 ACRES LIES WITHIN THE R.O.W. OF SAID COUNTY ROAD# 1515.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING
THROUGH THE RURAL HOUSING SERVICE OR
SUCCESSOR AGENCY, UNITED STATES

Earliest Time Sale Will Begin: 01:00 PM

Resolve

FILED FOR RECORD
2026 APR 02 AM 10:52
NOTARY PUBLIC
GINGER NICHOLS
170 CR 1515
ALBA, TEXAS

DEPARTMENT OF AGRICULTURE, ITS
SUCCESSORS AND ASSIGNS

Current Mortgagee:
UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME ADMINISTRATION

Property County: WOOD

Recorded on: June 14, 2010
As Clerk's File No.: 2010-00007790

Mortgage Servicer:
UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING SERVICE (RHS),
FORMERLY FARMERS HOME ADMINISTRATION

Date of Sale: MAY 5, 2026

Original Trustee: FRANCISCO VALENTIN, JR.

Substitute Trustee:
Heather Golden, Allan Johnston, David Sims, Harriet
Fletcher, Kendal Farmer, Robert La Mont, Ronnie
Hubbard, Sheryl La Mont, Marinosci Law Group PC,
Resolve Trustee Services, LLC

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Heather Golden, Allan Johnston, David Sims, Harriet Fletcher, Kendal Farmer, Robert La Mont, Ronnie Hubbard, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 5, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Wood County Courthouse, 100 Main Street, Quitman, TX 75783 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS), FORMERLY FARMERS HOME ADMINISTRATION, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 3/31/26

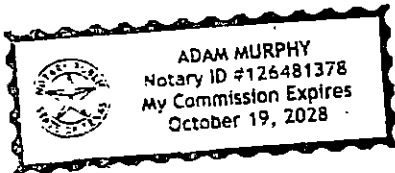
MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 31 day of MAR 2026, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

ADAM MURPHY
Printed Name and Notary Public

Grantor: UNITED STATES DEPARTMENT OF
AGRICULTURE RURAL HOUSING
SERVICE (RHS), FORMERLY FARMERS
HOME ADMINISTRATION
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 24-06734

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

NOTICE OF TRUSTEE'S SALE

Notice Required By Texas Property Code Section 51.002(i): **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

FILED FOR RECORD
2026 APR 09 AM 09:54
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Date: April 9, 2026

Deed of Trust:

Date: November 3, 2022

Grantor: AGNA J. SALMERON

Grantor's County: Tarrant

Beneficiary: THOMAS E. SHIREY

Trustee: JASON A. HOLT

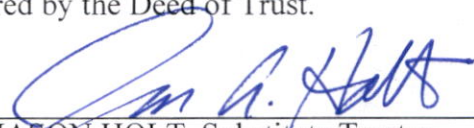
Recorded in: Clerk's File No. 2022-00012095, Real Property Records, Wood County, Texas

Property: Shirey No. 1 according to the Plat of Subdivision recorded in Volume 10, Page 196, of the Plat Records of Wood County, Texas

Date of Sale of Property: **Tuesday, May 5, 2026**, at or within three hours after 10:00 a.m.

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

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

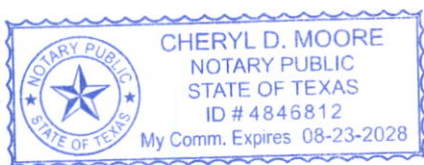


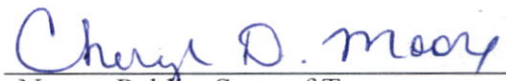
JASON HOLT, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on April 9, 2026, by JASON A. HOLT.





Notary Public, State of Texas



NOTICE OF TRUSTEE'S SALE

Date of Sale: Tuesday, May 5, 2026, beginning at 1:00 p.m. or not later than three hours thereafter (the earliest time specified in the Deed of Trust).

Place of Sale: East door of the Wood County Courthouse, 100 S. Main Street, Quitman, Texas 75783 (or such other area in Wood County designated by the Commissioners Court for foreclosure sales).

Property to be Sold: Approximately 51.341 acres of land, more or less, situated in Wood County, Texas, and being more particularly described in Exhibit "A" attached to that certain Deed of Trust dated August 28, 2015, recorded as Document No. 2015-00009989 in the Official Public Records of Wood County, Texas (the "Property").

Obligor: Huy V. Tran and Lisa N. Tran

Holder of Note: Charles W. Price a/k/a Charles Wayne Price and Ada S. Price a/k/a Ada Robertson Price

Deed of Trust: Dated August 28, 2015, executed by Huy V. Tran and Lisa N. Tran, recorded in the Official Public Records of Wood County, Texas.

Default: The Makers have defaulted in the payment of the indebtedness secured by the Deed of Trust. The maturity of the Note has been accelerated, and the entire unpaid balance is now due and payable.

Trustee: Larry A. Powers (or his duly appointed Substitute Trustee)

Terms of Sale: The Property will be sold at public auction to the highest bidder for cash. The sale will be conducted as a non-judicial foreclosure sale in accordance with the terms of the Deed of Trust and Chapter 51 of the Texas Property Code. The Property will be sold "AS IS," without any express or implied warranties.

The undersigned Trustee or Substitute Trustee will execute and deliver a Trustee's Deed to the purchaser without any covenant or warranty, express or implied.

Dated: April 10, 2026

Brent A. Money, Substitute Trustee

2608 Lee Street Greenville, Texas 75401 Attorney for Payees / Trustee

Notice of Foreclosure Sale

FILED

April 9, 2026

APR 13 2026

2:20pm

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

Deed of Trust (the "Deed of Trust") described as follows:

Dated: December 18, 2023

Grantor: PWKW Management LLC, a Texas limited liability company

Original Trustee: Kevin Hood

Lender: Texas Bank and Trust Company

Recorded in: Clerk's File No. 2023-00011640, Official Public Records, Wood County, Texas

Legal Description: See Exhibit A

Secures: Promissory Note ("Note") dated December 18, 2023, in the principal face amount of \$1,100,000.00, executed by PWKW Management LLC, a Texas limited liability company, ("Borrower") and payable to the order of Lender, and all other obligations secured by the Deed of Trust as therein provided.

Modifications and Renewals: None.

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described in Exhibit A attached hereto, and all rights and appurtenances thereto (collectively, the "Property").

Guaranty: The Note is guaranteed by a guaranty agreement dated December 18, 2023, executed by Peter Justin Woolford, in favor of Lender.

Substitute Trustee: Bryan Robinson, by an Appointment of Substitute Trustee executed by an authorized officer of Texas Bank and Trust Company, recorded on April 7, 2026, as Document Number 2026-00002871 in the Official Public Records of Wood County, Texas, whereby Bryan Robinson was appointed Substitute Trustee.

Substitute Trustee's Address: 300 East Whaley, Longview, TX 75601.

Foreclosure Sale:

- Date: May 5, 2026
- Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.**
- Place: Wood County Courthouse in Quitman, Texas at or near the Second Floor entrance on the East side of the Wood County Courthouse or in the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code.
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder submitting valid cash, cashier's check, certified check, or money order, except that Lenders' bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred under the terms of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property and improvements described in and mortgaged in the Deed of Trust. **LENDER HAS APPOINTED THE SUBSTITUTE TRUSTEE(S) 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/LENDER.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender 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 Lender/Beneficiary.

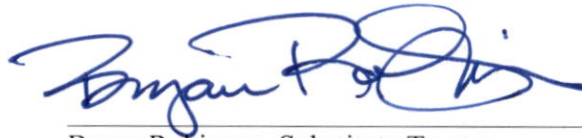
Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

If the Foreclosure Sale is set aside for any reason, the sole and exclusive remedy of the purchaser at such sale shall be the return of any monies paid by said purchaser. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee’s attorney(s), or the 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.



Bryan Robinson, Substitute Trustee
300 East Whaley, Longview, TX 75601

STATE OF TEXAS)

COUNTY OF SMITH)

This instrument was acknowledged before me on the 7th day of April, 2026, by Bryan Robinson, Substitute Trustee, in the capacity stated.



Notary Public, State of Texas

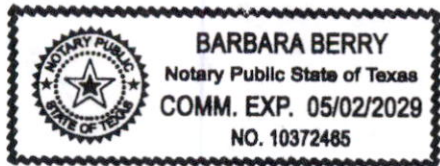


EXHIBIT "A"

TRACT ONE: Being all of Lots 8, 9, 10, Meadowbrook Subdivision, City of Mineola, Wood County, Texas, according to the final plat thereof recorded in Volume 10, Page 164, of the Plat Records of Wood County, Texas.

TRACT TWO: All that certain lot, tract or parcel of land located within the S. Yarborough Survey, Abstract No. 658 of Wood County, Texas, being a portion of a called 9.0000 acre tract, described as Tract One, and being a portion of a called 30.0578 acre tract, described as Tract Two, both described in a deed from L. June Chenault to Mary J. Lange, dated June 16, 2014 and recorded in Document No. 2014-00006259 of the Official Public Records of Wood County, Texas and this 5.19 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set for the Southerly most Southwest corner of the herein described 5.19 acre tract, being in a Southwesterly line of said 9.0000 acre tract, same being in the Northeasterly right-of-way line of U.S. Highway 69, from which a 1/2" Iron Rod Found at an angle corner in a Southwesterly line of said 9.0000 acre tract bear South 12 deg. 04 min. 18 sec. East, a distance of 187.98 feet;

THENCE North 12 deg. 04 min. 18 sec. West, with the Northeasterly right-of-way line of said U.S. Highway 69 and the Southwesterly line of said 9.0000 acre tract, a distance of 93.23 feet to a 1/2" Iron Rod Set for corner;

THENCE North 53 deg. 32 min. 41 sec. East, across said 9.0000 acre tract, a distance of 287.21 feet to a 1/2" Iron Rod Set for corner;

THENCE North 02 deg. 04 min. 50 sec. West, continuing across said 9.0000 acre tract, at a distance of 443.48 feet pass the North line of same, being the Northerly most South line of said 30.0578 acre tract, and continuing across said 30.0578 acre tract for a total distance of 473.45 feet to a 1/2" Iron Rod Set for corner in the North line of said 30.0578 acre tract, same being the South line of a called 5.006 acre tract, as described in a deed from Phyllis Smith and husband, Bobby G. Smith and Lana Smith and husband, Jerry L. Smith to Glynn L. Mitchell, Jr. and Muna Mitchell, dated May 6, 1992 and recorded in Volume 1283, Page 400;

THENCE North 87 deg. 55 min 10 sec. East, with the North line of said 30.0578 acre tract, the South line of said 5.006 acre tract, and the South line of a called 15.214 acre tract, as described in a deed from Roy Douglas Bailey to Glynn Leslie Mitchell Jr. and Muna Mitchell, dated July 5, 1996 and recorded in Volume 1504, Page 694, a distance of 341.42 feet to a 1/2" Iron Rod Set for corner in the South line of said 15.214 acre tract;

THENCE South 00 deg. 47 min. 25 sec. East, across said 30.0578 acre tract, at a distance of 29.98 feet pass a 1/2" Iron Rod Found at the Northeast corner of said 9.0000 acre tract, and continuing with the East line of same for a total distance of 585.35 feet to a 1/2" Iron Rod

Found at the Northerly most Southeast corner of same, being in the North line of the West 1/2 of a called 5 acre tract, as described in a deed from Bobby D. Whitten and wife, Jo Ann Whitten to Gary L Hill and Margret Hill, dated November 19, 2014 and recorded in Document No. 2014-00013257;

THENCE South 89 deg. 13 min. 52 sec. West, with the South line of said 9.0000 acre tract, the North line of said West 1/2 of a 5 acre tract, the North line of a called 1 acre tract, described as Tract One, the North line of the Residue of a called 2.89 acre tract, described as Tract Two, both described in a deed from E.L. Coleman, Jr. and wife, Frances Coleman to James A. Wheat and wife, Brenda Wheat, dated July 26, 1991 and recorded in Volume 1248, Page 242, and the North line of a called 1.9208 acre tract, described in a deed from James A. Wheat and Brenda Wheat to David Elmore and Katherine Elmore, dated September 3, 2003 and recorded in Volume 1949, Page 674, a distance of 388.70 feet to a 1/2" Iron Rod Found at the Northwest corner of said 1.9208 acre tract;

THENCE South 01 deg. 51 min. 29 sec. East, with the Southerly most East line of said 9.0000 acre tract and the West line of said 1.9208 acre tract, a distance of 151.75 feet to a 1/2" Iron Rod Set for corner;

THENCE South 88 deg. 08 min. 31 sec. West, across said 9.0000 acre tract, a distance of 159.93 feet to the POINT OF BEGINNING AND CONTAINING 5.19 ACRES OF LAND, more or less.

THE STATE OF TEXAS *
*
COUNTY OF WOOD *

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2026 APR 13 PM 03:41
KEALEY 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: **MAY 5, 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 **\$10,000.00** 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.

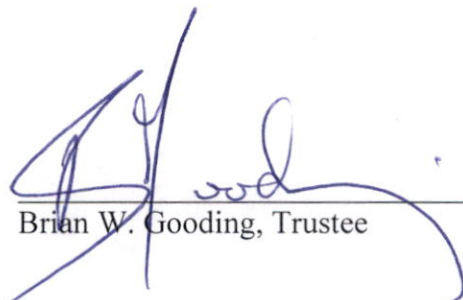
Questions concerning the sale may be directed to the undersigned or to the Lender,
CYPRESS BANK, STATE SAVINGS BANK. at 120 S. Greer Blvd, Pittsburg, Texas, (903)
856-6653.

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: April 13, 2026



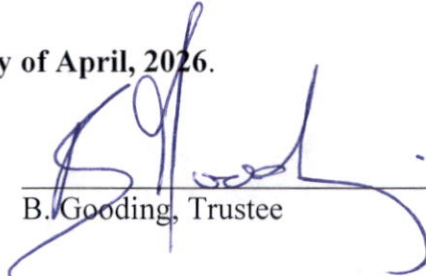
Brian W. Gooding, Trustee

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 **13th day of April 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:

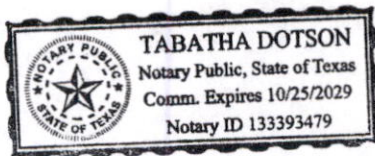
John M. Siemsen
1002 CR 4760
Winnsboro, TX 75494
CERTIFIED MAIL #7022 0410 0003 3421 4030
RETURN RECEIPT REQUESTED

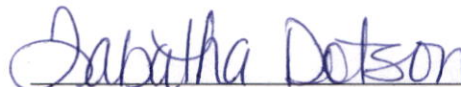
WITNESS MY HAND on this the **13th day of April, 2026**.



B. Gooding, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME by the said Brian W. Gooding on this the 13th day of April 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.**

THE STATE OF TEXAS *
*
COUNTY OF WOOD *

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2026 APR 13 PM03:37
KEILEY 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 **OCTOBER 17, 2025**, executed by **WINNSBORO RENTAL PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY**, recorded under, **Clerk's File Number 2025-00009097** 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: **MAY 5, 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 **WINNSBORO RENTAL PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY,**

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 **\$378,400.00** executed by **WINNSBORO RENTAL PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY,** 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 **WINNSBORO RENTAL PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY** 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 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 MORTGAGE OR MORTGAGE SERVICER.

Dated: April 13, 2026



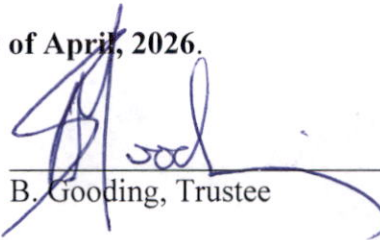
Brian W. Gooding, Trustee
Cypress Bank, State Savings Bank

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 **13th day of April 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:

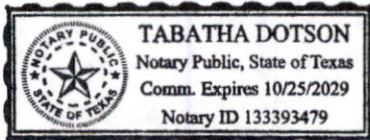
Winnsboro Rental Properties, LLCC
1002 CR 4760
Winnsboro, TX 75494
CERTIFIED MAIL #7022 0410 0003 3421 2661
RETURN RECEIPT REQUESTED

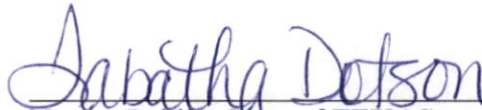
WITNESS MY HAND on this the **13th day of April, 2026**.



B. Gooding, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME by the said Brian W. Gooding on this the 13th day of April 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 JOHN GRAGG SURVEY, ABSTRACT NO. 226, BEING THE RESIDUE OF THAT CERTAIN 10.000 ACRE TRACT DESCRIBED IN A DEED FROM CAMERON REAL ESTATE INVESTMENTS, LLC, BY RICKY L. CAMERON AND MICHELLE CAMERON, MEMBERS, TO JUSTIN M. GLASSCOCK, ET UX, NICOLE F., FILED MARCH 05, 2019, RECORDED IN DOCUMENT NO. 2019-00001875, REAL PROPERTY RECORDS OF SAID COUNTY, AND BOUNDED AS FOLLOWS:

BEGINNING AT A 2 INCH DIAMETER IRON PIPE FENCE CORNER POST FOUND ON THE NEC OF THE RESIDUE OF SAID 10.000 ACRE TRACT, SAME BEING ON THE SEC OF TRACT ONE - 16.796 ACRES DESCRIBED IN DEED FROM EDDIE DEAN FLETCHER, ET AL, TO ROBERT EMERICK, FILED FEBRUARY 05, 2001, RECORDED IN VOLUME 1767, PAGE 539, REAL PROPERTY RECORDS OF SAID COUNTY AND BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 37;

THENCE IN A SOUTHERLY DIRECTION GENERALLY ALONG A PIPE FENCE AND WITH THE EBL OF THE RESIDUE OF SAID 10.000 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 37 AS FOLLOWS:

SOUTH 4° 21' 42" WEST, A DISTANCE OF 91.16 FEET TO A CONCRETE RIGHT-OF-WAY MARKER,

SOUTH 00° 48' 30" EAST, A DISTANCE OF 100.03 FEET TO A CONCRETE RIGHT-OF-WAY MARKER,
AND

SOUTH 5° 28' 17" WEST, A DISTANCE OF 120.41 FEET TO A 1/2 INCH IRON ROD CAPPED "DENNY" FOUND ON THE NEC OF A 5.500 ACRE TRACT DESCRIBED IN A DEED FROM JUSTIN M. GLASSCOCK, ET UX, NICOLE F., TO SHONNA LAKAY DALTON, FILED NOVEMBER 23, 2020, RECORDED IN DOCUMENT NO. 2020-00011920, REAL PROPERTY RECORDS OF SAID COUNTY, A FOUND CONCRETE RIGHT-OF-WAY MARKER BEARS SOUTH 5° 31' 31" WEST, A DISTANCE OF 286.38 FEET;

THENCE SOUTH 86° 43' 02" WEST, GENERALLY ALONG THE FENCED NBL OF SAID 5.500 ACRE TRACT, FOR A DISTANCE OF 635.44 FEET TO A 1/2 INCH IRON ROD CAPPED "DENNY" FOUND ON THE NWC OF SAID 5.500 ACRE TRACT AND BEING ON THE WESTERNMOST EBL OF THE RESIDUE OF A 85.853 ACRE TRACT DESCRIBED IN A DEED FROM CAMERON REAL ESTATE INVESTMENT, LLC, TO RICKY L. CAMERON, ET UX, MICHELLE L., FILED MAY 19, 2020, RECORDED IN DOCUMENT NO. 2020-00004107, REAL PROPERTY RECORDS OF SAID COUNTY, A FOUND 1/2 INCH IRON ROD CAPPED "BLAIR" BEARS SOUTH 00° 41' 25" EAST, A DISTANCE OF 382.17 FEET;

THENCE NORTH 00° 41' 14" WEST, GENERALLY ALONG THE FENCED WBL OF THE RESIDUE OF SAID 10.000 ACRE TRACT AND THE WESTERNMOST EBL OF THE RESIDUE OF SAID 85.853 ACRE TRACT, FOR A DISTANCE OF 297.95 FEET TO A 1/2 IRON ROD CAPPED "BLAIR" FOUND ON THE NWC OF THE RESIDUE OF SAID 10.000 ACRE TRACT AND BEING ON AN INNER ELL CORNER OF THE RESIDUE OF SAID 85.853 ACRE TRACT;

THENCE NORTH 85° 42' 21" EAST, GENERALLY ALONG THE FENCED NBL OF THE RESIDUE OF SAID 10.000 ACRE TRACT AND THE NORTHERNMOST SBL OF THE RESIDUE OF SAID 85.853 ACRE TRACT, FOR A DISTANCE OF 112.26 FEET TO A 1 1/2 INCH DIAMETER IRON PIPE FENCE CORNER POST FOUND ON THE NORTHERNMOST SEC OF THE RESIDUE OF SAID 85.853 ACRE TRACT AND BEING ON THE SWC OF SAID 16.796 ACRE TRACT;

THENCE NORTH 85° 41' 58" EAST, GENERALLY ALONG THE FENCED NBL OF THE RESIDUE OF SAID 10.000 ACRE TRACT AND THE SBL OF SAID 16.796 ACRE TRACT, A DISTANCE OF 544.56 FEET TO THE PLACE OF BEGINNING CONTAINING 4.506 ACRES.

Notice of Foreclosure Sale

FILED FOR RECORD
2026 APR 14 AM 10:38
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

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

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

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's Document No. 2015-00010174, Official Public Records of Wood County, Texas, executed by Tammy Forrester, a single person, to Valinda Stephenson, Trustee for the benefit of Yantis Federal Credit Union, dated September 2, 2015, securing a note dated and executed on September 2, 2015, in the original principal amount of \$27,300.00.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, May 5, 2026**

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

Place: The east door of the Wood County Courthouse, 100 Main Street, Quitman, Texas 75783, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

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

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

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

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

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

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

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

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to (a) the promissory note dated September 2, 2015, in the original principal amount of \$27,300.00, executed by Tammy Forrester, a single person and Elizabeth Thompson, a married person payable to the order of Yantis Federal Credit Union and secured by Deed of Trust recorded under Clerk’s Document No. 2015-00010174, Official Public Records of Wood County, Texas, (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of Tammy Forrester and Elizabeth Thompson. Yantis Federal Credit Union is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Yantis Federal Credit Union, P. O. Box 267, Yantis, Texas 75497.

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

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

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS

THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

Date: April 13, 2026

Respectfully submitted,

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



CATHERINE CHESLEY GOODGION,
SUBSTITUTE TRUSTEE

STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on April 13, 2026 by CATHERINE CHESLEY GOODGION, Substitute Trustee, in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:

ATTENTION: CATHERINE CHESLEY GOODGION

Flowers Davis PLLC

1021 ESE Loop 323, Suite 200

Tyler, TX 75701

EXHIBIT "A"

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

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

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

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

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

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

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

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

LESS AND EXCEPT:

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

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

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

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

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

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

TRACT TWO:

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

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

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

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

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