

2026 APR 14 AM 10:05

HEATHER HENIGAN  
CO. CLERK HARRISON CO

BY *st* [Signature]

**NOTICE OF FORECLOSURE SALE**

- Property:** The Property to be sold is described as follows:  
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated September 15, 2021 and recorded on September 15, 2021 as Instrument Number 2021-000011357 in the real property records of HARRISON County, Texas, which contains a power of sale.
- Sale Information:** May 05, 2026, at 10:00 AM, or not later than three hours thereafter, at the door of the easternmost entrance to the Harrison County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by ALLISON GODWIN secures the repayment of a Note dated September 15, 2021 in the amount of \$168,780.00. SELECT PORTFOLIO SERVICING, INC., whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



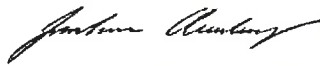
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*Service Link*

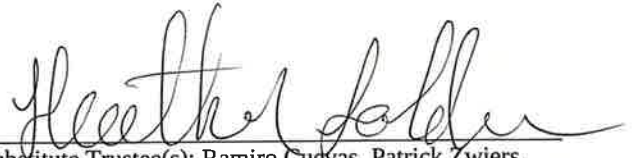
Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Jabria Foy, Heather Golden, Kara Riley, Kevin Key, Jay Jacobs, Phillip Hawkins, Auction.com, LLC, Dustin George

**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.**

**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.**



Tromberg, Miller, Morris & Partners, PLLC  
Jonathan Andring, Attorney at Law  
Melissa Brown, Attorney at Law  
Yuri Han, Attorney at Law  
Jake Troye, Attorney at Law  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Jabria Foy, Heather Golden, Kara Riley, Kevin Key, Jay Jacobs, Phillip Hawkins, Auction.com, LLC, Dustin George  
c/o Tromberg, Miller, Morris & Partners, PLLC  
6080 Tennyson Parkway Suite 100  
Plano, TX 75024

Certificate of Posting

I, Heather Golden, declare under penalty of perjury that on the 14 day of April, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRISON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

## EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in Harrison County, Texas, about 7 miles North of the Courthouse in the City of Marshall, being 12.000 acres of land, a part of the LEWIS WATKINS SURVEY, A-750, and being that same 12.000 acre tract of land described in deed from Tamatha M. Parker Gifford and Robert C. Gifford to Chester H. Gifford, dated December 20, 2007 and recorded in Volume 3838, Page 321 of Harrison County Official Public Records, said 12.000 acres being more particularly described as follows:

Beginning at a 60d nail found for corner in the centerline of Memory Lane South (County Road No. 4019), being the Northwest corner of said 12.000 acre tract and being the Southwest corner of a 10.000 acre tract, described in deed to Harrison County Archery Club, LLC, dated May 18, 2009, recorded in Volume 4176, Page 257 of said Public Records;

Thence South 78°20'41" East, with the North line of said 12.000 acre tract, being the South line of said 10.000 acre tract, at 30.48 feet pass a ½" iron rod with surveyor's cap set for reference, and continuing in all 1346.66 feet to a ½" iron rod with surveyor's cap set for corner, being the Northeast corner of said 12.000 acre tract, the Southeast corner of said 10.000 acre tract, and on the West margin of the Union Pacific Railroad right of way;

Thence South 11°43'18" West, with the East line of said 12.000 acre tract and the said West margin of the Union Pacific Railroad right of way, 378.65 feet to a ½" iron rod with surveyor's cap found for corner, being the Southeast corner of said 12.000 acre tract and the Northeast corner of a 24.913 acre tract of land described in deed to Cobble Callaway and wife, Aletha Callaway, dated May 28, 2008, and recorded in Volume 3905, Page 84 of said Public Records;

Thence North 78°20'41" West, with the South line of said 12.000 acre tract, being the North line of said 24.913 acre tract, at 1383.84 feet pass a ½" iron rod with surveyor's cap found for reference, and continuing in all 1414.32 feet to a 60d nail found for corner in the centerline of said Memory Lane South, being the Southwest corner of said 12.000 acre tract and Northwest corner of said 24.913 acre tract;

Thence North 21°51'01" East, with the centerline of said Memory Lane South, being the West line of said 12.000 acre tract, 384.72 feet to the place of beginning and containing 12.000 acres of land of which 0.265 acre of land lies within the right of way of said Memory Lane South.

**Notice of Foreclosure Sale**

FILED FOR RECORD

2025 APR 14 AM 10:50

Deed of Trust ("Deed of Trust"):

HEATHER NEMGAN  
CO. CLERK HARRISON, CO

BY *st* COUNTY

Dated: August 5, 2025

Grantor: KASEY ROBERT VOORHEIS AND GWYNDOLYN DAWN TOLISON

Trustee: Micah John Tarry

Lender: Ridgley Laine LLC, Texas limited liability company

Current Holder: Ridgley Laine LLC, Texas limited liability company

Recorded in: Deed of Trust, Harrison County, Texas as instrument number 2025-000009786.

Legal Description: SEE EXHIBIT "A"

Secures: Secured Promissory Note ("Note") in the original principal amount of \$75,000.00, executed by KASEY ROBERT VOORHEIS AND GWYNDOLYN DAWN TOLISON, ("Borrower") and payable to the order of Lender, now held by Ridgley Laine LLC, Texas limited liability company.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Sheryl LaMont, Harriett Fletcher, Heather Golden, Sharon St. Pierre, Jabria Foy, Kara Riley, Debbie Atkins, David Garvin, or any of them acting alone.

Substitute Trustee's Addresses: Sheryl LaMont, Harriett Fletcher, Heather Golden, Sharon St. Pierre, Jabria Foy, Kara Riley, Debbie Atkins, and David Garvin  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

David L. Pritchard  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053

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: Harrison County Courthouse, in Harrison County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

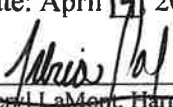
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

**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.**

Date: April 14, 2026

  
~~Sheri LaMont, Harriett Fletcher, Heather Golden, Sharon St. Pierre, Jabria Foy, Kara Riley, Debbie Atkins, and David Garvin~~  
Substitute Trustee

David L. Pritchard  
David L. Pritchard  
Attorney for Mortgagee  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224

Trustee Address  
8101 Boat Club Road Suite 320  
Fort Worth, Texas 76179

## EXHIBIT A

All that certain lot, tract, or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, being a part of the Peter Whetstone Survey, A-747, and being the West part of Lot 1, and also a part of Lot 2, Block 3, Vivian Addition to said City as shown by the Official Map of said City on File in the Office of City Engineer, and being that same land described in a Special Warranty Deed to Geraldine Young, dated June 22, 1987, and recorded in Volume 1149, Page 796, of the Harrison County - Deed Records, and being more particularly described as follows:

**Beginning** at a 1/2" iron rod found at the Northwest corner of said Block 3, same being at the intersection of the East margin of Edwards Street with the South margin of Austin Street;

**THENCE** South 89 deg 03' East, with said South margin and the North line of said Block 3, 45.55 feet to a 1/2" iron rod found for corner, said rod bears North 89 deg 03' West - 45.55 feet from an iron pipe found at the Northeast corner of said Block 3;

**THENCE** South 0 deg 33' West, with a fence dividing the East and West parts of said Lot 1, 118.55 feet to a 3/4" iron pipe found on the South wall of a frame garage building;

**THENCE** South 88 deg 50' East - 21.51 feet to the Southeast corner of - said garage building;

**THENCE** South 1 deg 17' West, with a fence, 14.13 feet to a 3/4" iron pipe found, said rod being 0.4 feet North of a fence corner;

**THENCE** South 89 deg 23' West - 62.73 feet to a 3/4" iron pipe found for corner- in the East margin of said Edwards Street, same being the West line of said Block 3;

**THENCE** North 1 deg 13' West, with said East margin and said West line, 134.63 feet to **the place of beginning.**

**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 SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated February 6, 2020, executed by **BOBBY FAY MAPLES A/K/A BOBBY MAPLES AND JACQUE LEIGH MAPLES A/K/A JACQUE MAPLES, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2020-000001617, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, 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 Harrison County Courthouse at the place designated by the Commissioner's Court for such sales in Harrison County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 2020 Southern Energy Manufactured Home, Serial No. SAD025258ALA/ALB/ALC.

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 -9 AM 8:18

HEATHER HENIGAN  
CO. CLERK HARRISON CO.

BY *[Signature]*

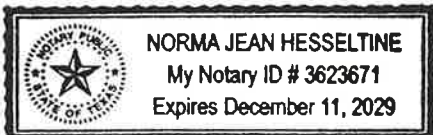
EXECUTED this 6 day of April, 2026.

*[Handwritten signature]*

**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](mailto: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 6 day of April, 2026, to certify which witness my hand and official seal.



*[Handwritten signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING ALL THAT CERTAIN 1.379 ACRE TRACT OF LAND SITUATED IN THE JAMES ADAMS SURVEY, ABSTRACT NO. 33, HARRISON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 1.847 ACRES AS CONVEYED FROM JIMMY JORDAN TO BOBBY AND JACQUE MAPLES BY THE WARRANTY DEED AS RECORDED ON SEPTEMBER 9TH, 2019 IN DOCUMENT 2019-000010404 OF THE OFFICIAL PUBLIC RECORDS (O.P.R.) OF HARRISON COUNTY, TEXAS, NOTE: SAID MAPLES DEED DID NOT CONTAIN OR REFER TO THE RECORDED DOCUMENT THAT DESCRIBED SAID 1.847 ACRE TRACT AND THE PROPERTY DESCRIBED HEREIN WAS SURVEYED BY THE FOLLOWING TWO (2) REFERENCE DEEDS:

1) THE 0.72 ACRES AS CONVEYED TO PATRICIA HARVEY BY THE SPECIAL WARRANTY DEED AS RECORDED ON AUGUST 11TH, 2000 IN VOLUME 2128, PAGE 201 (O.P.R.);

2) THE 1.44 ACRES AS CONVEYED TO ART L. ANSTEAD BY THE WARRANTY DEED AS RECORDED ON JUNE 9TH, 1969 IN VOLUME 671, PAGE 240 OF THE DEED RECORDS (D.R.) OF HARRISON COUNTY, TEXAS AND SAID 1.379 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the leaning 2 inch iron pipe found for the southeast corner of said Maples tract, being the northeast corner of the Alvin Patterson tract (no area call) as recorded in volume 881, page 156 (D.R.), being situated in the northwesterly margin of C.R. 2414, from said pipe the 1/2 inch iron rod found for the southeast corner of said Patterson tract, being situated in the northwesterly margin of C.R. 2414 bears S43°13'39"W, 100.00 feet (Patterson deed call N40°26'E, 100');

THENCE along the southwesterly boundary line of said Maples tract with the northeasterly boundary line of said Patterson tract N61°04'33"W (deed call S60°45'E, 612', Patterson deed call N60°45'W, 612'), at 595.00 feet passing the 1/2 inch iron rod with cap marked Cox R.P.L.S. 4970 set for reference on the southeasterly bank of the Double L Canal and continuing on for an overall distance of 612.00 feet to the point on the cut bank of said canal for the southwest corner of said Maples tract, being the northwest corner of said Patterson tract bears S20°42'13"W, 100.00 feet (Patterson deed call S11°41'W, 100') and the reference leaning crimp top 3/4 inch iron pipe found on the bank of said Cana bears S15°21'11"W, 101.78 feet;

THENCE along the northwesterly boundary line of said Maples tract with the southeasterly bank of said Canal N31°51'41"E (deed call S33°45'W, 100'), 97.66 feet to crimp top 1 inch iron pipe found on the bank of said canal for the northwest corner of said Maples tract, being the southwest corner of the Rodney Norwood tract (no area call in deed) as recorded in volume 1939, page 233 (O.P.R.);

THENCE along the northeasterly boundary line of said Maples tract with the southwesterly boundary line of said Norwood tract S60°45'00"E (call by said deed volume 671, page 240 N60°45'W, 642' basis of bearing herein, Norwood deed call N60°45'W, 642.11 feet to the 3/4 inch iron pipe found (at fence corner) for the northeast corner of said Maples tract, being the southeast corner of said Norwood tract, being situated in the northwesterly margin of said C.R. 2414 a perpendicular distance of 34 feet northwest of the center of said C.R. 2414;

THENCE along the southeasterly boundary line of said Maples tract with the northwesterly margin of said C.R. 2414 S49°25'38"W (deed call N52°32'E, 100'), 100.23 feet to the POINT OF BEGINNING and containing 1.379 acres of land.

### Notice of [Substitute] Trustee Sale

HEATHER MENIGAN  
CO. CLERK HARRISON CO

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

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

**Date:** 05/05/2026

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Harrison County, Texas at the following location: **AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 116 FISHER DRIVE, MARSHALL, TX 75670

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/18/2004 and recorded 11/23/2004 in Book OR- 2973 Page 254 Document 4016370, real property records of Harrison County, Texas, with **CURTIS WASHINGTON, A MARRIED PERSON JOINED HEREIN BY WANDA WASHINGTON** grantor(s) and **FREMONT INVESTMENT & LOAN** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **CURTIS WASHINGTON, A MARRIED PERSON JOINED HEREIN BY WANDA WASHINGTON**, securing the payment of the indebtedness in the original principal amount of **\$104,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association**, as Trustee for **Ace Securities Corp. Home Equity Loan Trust, Series 2005- HE1, Asset Backed Pass-Through Certificates** is the current mortgage of the note and deed of trust or contract lien.

## Notice of [Substitute] Trustee Sale

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

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

**ALL THAT CERTAIN LOT OR PARCEL OF LAND, BEING LOT EIGHT(8), BLOCK TWO(2) OF THE FOUR SEASONS SUBDIVISION TO THE CITY OF MARSHALL, HARRISON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN VOLUME 658, PAGE 253, DEED RECORDS OF HARRISON COUNTY, TEXAS**

8. **Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Onity Mortgage Corporation F/K/A PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Onity Mortgage Corporation  
F/K/A PHH Mortgage Corporation**

**PO BOX 24605  
West Palm Beach, FL 33416-4605**

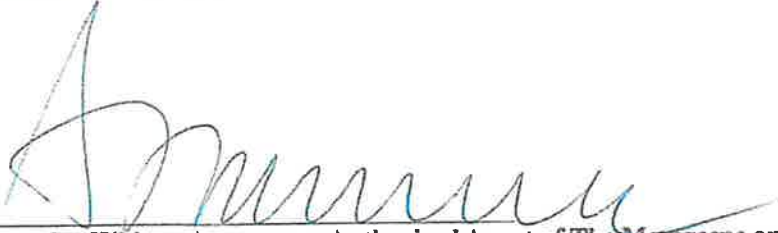
**Phone: 877-744-2506**

## Notice of [Substitute] Trustee Sale

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

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

Date: March 23, 2026



Sandra White – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

I am Kara Riley <sup>Certificate of Posting</sup> 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 3/26/26 I filed this Notice of Foreclosure Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.

RECORDING REQUESTED BY  
Law Offices of Jason C. Tatman

FILED FOR RECORD

2026 MAR 26 AM 9:30

And When Recorded Mail To  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
C/O Compu-Link, HUD Division  
14002 East 21<sup>st</sup> St., Suite 300  
Tulsa, OK 74134

HEATHER HENIGAN  
CO. CLERK, HARRISON CO.

ca

APN R000008592

TS No. LO-53784-TX

Space above this line for recorder's purposes

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
NOTICE OF DEFAULT AND FORECLOSURE SALE**

Recorded in accordance with 12 USCA 3764 (c)

WHEREAS, on 9/25/2013, a certain Deed of Trust was executed by Elsie Alldredge, Unmarried as trustor in favor of Mortgage Electronic Registration Systems Inc, (MERS), as nominee for American Advisors Group, it's successor and/or assigns as beneficiary, and Christopher Mullins as trustee, and was recorded on 10/21/2013, as Instrument No. 2013-000012811, in Book XX, Page XX, in the Office of the County Recorder of **Harrison** County, Texas; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 5/18/2023, recorded on 5/31/2023, as instrument number 2023-000006589, book XX, page XX, in the Office of the County Recorder, Harrison County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 1/9/2026, was not made due to the property ceases to be the principal residence of a borrower for reasons other than death and the property is not the principal residence of at least one other borrower and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of 1/9/2026 is \$135,285.89; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Law Offices of Jason C. Tatman as Foreclosure Commissioner see attached exhibit "B", notice is hereby given that on 5/5/2026 between 10:00AM-1:00PM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder:



Legal Description:

TRACT I: ALL THAT CERTAIN 1.52 ACRE LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.J. KENNEDY SURVEY, A-380, IN HARRISON COUNTY, TEXAS. SAID TRACT BEING PART OF A CALLED 2.0 ACRE "TRACT II" TRACT OF LAND CONVEYED FROM CHARLES PARKER AND WIFE DENISE PARKER TO ELSIE ALLDREDGE, RECORDED VOL. 3119, PAGE 112, OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS (OPROHCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A".

**Commonly known as: 1543 Deveroe Road, Marshall, TX 75672**

The sale will be held at the door of the easternmost entrance to the Harrison County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court. The Secretary of Housing and Urban Development will bid an estimate of \$141,987.14.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$14,198.71 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$14,198.71 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the

HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$141,987.14, as of 5/4/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

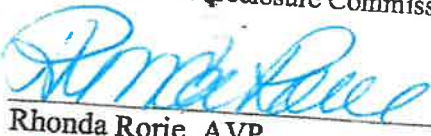
**NOTICE TO POTENTIAL BIDDERS:**

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 trustee's deed upon sale will be issued for covered transfers. 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>.

Date: 3/25/2026

Law Offices of Jason C. Tatman  
U.S. Dept. of HUD Foreclosure Commissioner

BY:



Rhonda Rorie, AVP

[rr@nationwidereconveance.com](mailto:rr@nationwidereconveance.com)

9665 Chesapeake Dr., Ste. 365, San Diego, CA  
92123

(844) 252-6972 Fax (858) 348-4976

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

On 3/25/2026 before me, C. Stewart, a Notary Public, personally appeared Rhonda Rorie who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

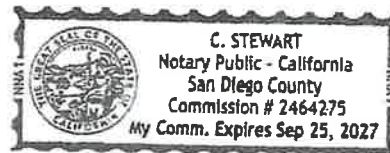


EXHIBIT "A"

TRACT 1:

ALL THAT CERTAIN 1.52 ACRE LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J. J. KENNEDY SURVEY, A-360, IN HARRISON COUNTY, TEXAS. SAID TRACT BEING PART OF A CALLED 2.0 ACRE "TRACT II" TRACT OF LAND CONVEYED FROM CHARLES PARKER AND WIFE DENISE PARKER TO ELSIE ALLDREDGE, RECORDED VOL. 3119, PAGE 112, OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS (OPROHCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER ON THE NORTH MARGIN OF DEVEROE ROAD (COUNTY ROAD 1000), FROM WHICH A FOUND 1" IRON PIPE BEARS S 88 DEGREES 17 MINUTES 24 SECONDS WEST, 234.38 FEET. SAID CORNER BEING THE SWC OF THIS TRACT, THE SWC OF SAID 2.0 ACRE TRACT, AND THE SEC CORNER OF A CALLED 2.0 ACRE ALTON RIDGEWAY TRACT DESCRIBED IN VOL. 2682, PAGE 275 (OPROHCT);

THENCE N 03 DEGREES 34 MINUTES 54 SECONDS W, WITH THE COMMON WEST LINE OF SAID 2.0 ACRE TRACT AND THE EAST LINE OF SAID RIDGEWAY TRACT, AT 7.52 FEET PASSING A 1" CRIMPED IRON PIPE FOUND FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 378.04 FEET (CALLED 365.70'), TO A 1" IRON PIPE, FOUND FOR CORNER. SAID CORNER BEING THE NWC OF THIS TRACT, AND ON THE SOUTH LINE OF THE RESIDUE OF A CALLED 33.0 ACRE "BLOCK NO. 4" EUGENIA JARRETT TRACT DESCRIBED IN VOL. 77, PAGE 48, DEED RECORDS OF HARRISON COUNTY, TEXAS (DROHCT);

THENCE N 87 DEGREES 09 MINUTES 46 SECONDS E, WITH THE COMMON NORTH LINE OF SAID 2.0 ACRE TRACT, AND THE SOUTH LINE OF THE RESIDUE OF SAID JARRETT TRACT, 174.63 FEET, TO A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER. SAID CORNER BEING THE NEC OF THIS TRACT, AND THE NWC OF TRACT #2, A 2.86 ACRE TRACT ALSO SURVEYED THIS DATE;

THENCE S 03 DEGREES 34 MINUTES 54 SECONDS E, ACROSS SAID 2.0 ACRE TRACT, AND WITH THE WEST LINE OF TRACT #2, 381.47 FEET, TO A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER ON THE NORTH MARGIN OF DEVEROE ROAD. SAID CORNER BEING THE SEC OF THIS TRACT, THE SWC OF TRACT #2, AND ON THE SOUTH LINE OF SAID 2.0 ACRE TRACT;

THENCE S 88 DEGREES 17 MINUTES 24 SECONDS W, WITH THE COMMON SOUTH LINE OF SAID 2.0 ACRE TRACT, AND THE NORTH MARGIN OF DEVEROE ROAD, 174.71 FEET TO THE PLACE OF BEGINNING CONTAINING 1.52 ACRES MORE OR LESS.

CAD: R000008592

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 1543  
DEVEROE ROAD, MARSHALL, TX 75672-6025



Exhibit B

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Fort Worth Regional Office, Region VI  
Office of Regional Counsel  
307 W 7<sup>th</sup> Street, Ste. 1000  
Fort Worth, TX 76102  
Phone: 817-978-5987 FAX: 202-485-9114

February 1, 2022

FORECLOSURE COMMISSIONER DESIGNATION

To: Jason C. Tatman  
Law Office of Jason C. Tatman  
5677 Oberlin Dr. Ste 210  
San Diego, CA, 92121

Pursuant to Section 805 of the Single Family Mortgage Foreclosure Act of 1994 (the "Act"), and the Delegation of Authority published in 76 FR 42466 on July 18, 2011, you are hereby designated as a Foreclosure Commissioner to act on behalf of the Secretary of Housing and Urban Development to conduct nonjudicial foreclosures in the State of Texas of the mortgages that may be referred to you by the Department of Housing and Urban Development ("HUD") including cases under Title I, Title II, and Section 312. A copy of the Act, as codified at 12 U.S.C. §§ 3751-3768 and the federal regulations (24 CFR 27, Subpart B, the "Regulations") applicable to your designation are available online through the Government Printing Office website. Foreclosures HUD refers to you are to be conducted pursuant to the Act, the Regulations, and the instructions that HUD will give to you at the time of referral.

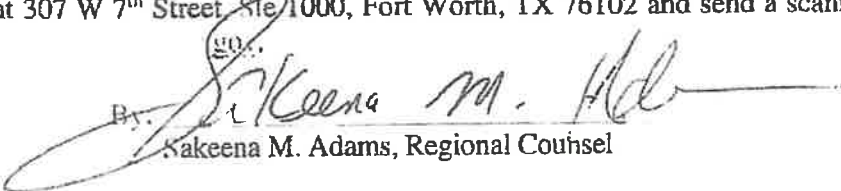
HUD will pay you a commission for a completed foreclosure of \$1,350.00 (a "Commission"). HUD will pay you a percentage of the Commission for cases that HUD withdraws, based on the following:

- 20% of Commission for work completed if withdrawn prior to "service" of Notice of Foreclosure and Sale
- 80% of Commission for work completed if withdrawn after "service" of Notice of Foreclosure and Sale but prior to foreclosure sale, including the start of publication, or posting if required.

As a Foreclosure Commissioner, you are a fiduciary of the Secretary and not an employee of the Department of Housing and Urban Development or of the Federal Government. You will be responsible for your actions as any other fiduciary.

This designation is effective immediately and may be revoked by HUD with or without cause pursuant to the Act. An original and two copies of this Designation are enclosed. Please sign and date them, providing your Tax Identification or Social Security Number, and return one copy to Sakeena M. Adams at 307 W 7<sup>th</sup> Street Ste 1000, Fort Worth, TX 76102 and send a scanned copy to

By.

  
Sakeena M. Adams, Regional Counsel

ACCEPTANCE OF DESIGNATION

I, Jason Taiman, hereby accept designation as a Foreclosure Commissioner and agree to abide by the provisions of my appointment, the Act referred to above, the regulations, and the Instructions as provided to me by HUD.

2.8.2022

Date

LAW OFFICES OF JASON C. TAIMAN

Name of Firm

By: [Signature]  
416-5437418

Tax ID. or Social Security No.

ACKNOWLEDGEMENT

State of \_\_\_\_\_ )

[County/Parrish] of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_

\_\_\_\_\_  
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On 2/8/2022 before me, Baron Tennelle III, a notary public, personally appeared Jason C. Tatman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**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 SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 22, 2019, executed by **JOHN CULLUM A/K/A JOHN BRADLEY CULLUM AND JAMIE CULLUM A/K/A JAMIE LEIGH CULLUM, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2019-000013668, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Christine Wheeless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, 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 Harrison County Courthouse at the place designated by the Commissioner's Court for such sales in Harrison County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 2020 Kabco Manufactured Home, Serial No. KB0213671AB20.

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.

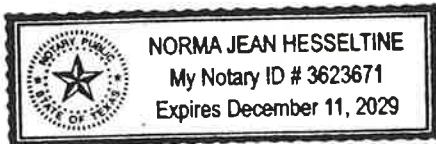
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2026 MAR 19 PM 3:55  
HEATHER HENIGAN  
CO. CLERK HARRISON CO.

*← 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](mailto: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"

**Tract 1:**

All that certain tract lot or parcel of land, a part of the F.L. Merriweather Survey A-476, Harrison County, Texas, and also being a part of the Residue of that certain called 320.00 acre tract of land that is described in a Deed dated November 20, 1922 from I. Dean to Guy H. Dean is recorded in Volume 136, Page 3 of the Deed Records of Harrison County, Texas, and being more completely described as follows to wit:

Beginning at a 1/2 Inch Iron Rod set for corner in the W.B.L. of a called 40.45 acres (Vol 3178 Pg 189) from which a Concrete Monument found for corner at the S.W. C. of said called 40.45 acres, bears South 00 degrees 26 minutes 35 seconds East, 501.82 feet;

Thence South 89 Degrees 33 Minute 20 Seconds West, across said tract for a distance of 208.71 feet to a 1/2 Inch Iron Rod set for corner;

Thence North 00 Degrees 26 Minutes 40 Seconds West, continuing across said tract, at 18.84 feet pass the center of a proposed 30.0 feet easement and continue for a total distance of 208.71 feet to a 1/2 Inch Iron Rod set for corner;

Thence North 89 Degrees 33 Minute 20 Seconds East, continuing across said tract for a distance of 208.71 feet to a 1/2 Inch Iron Rod set for corner in the W.B.L. of said called 40.45 acres, from which a Concrete Monument found for corner at the N.W.C. of said called 40.45 acres, bears North 00 degrees 26 minutes 41 seconds West, 619.63 feet;

Thence South 00 Degrees 26 Minutes 40 Seconds East, along the W.B.L. of said 40.45 acres for a distance of 208.71 feet to the place of beginning containing 1.0000 acres.

**Tract 2:**

All that certain lot, tract, or parcel of land, situated in Harrison County, Texas, about 17 3/4 miles Northeast of the courthouse in the City of Marshall, being 6.000 acres of land, a part of the FRANCIS L. MERRIWEATHER SURVEY, A-476, being a part of that certain called 28.000 acre tract of land, described in deed from Mary A. Dean to John Cullum, dated September 12, 2016, and recorded in County Clerk's File Number 2016-000012873, of the Harrison County Official Public Records, said 6.000 acres being more particularly described as follows:

Beginning at a 1/2" iron rod with surveyor's cap, being a 1/2" diameter rebar with yellow plastic cap stamped "RPLS 4528" (typical), found for the Northeast corner of said called 28.000 acre tract, being the Southeast corner of a called 9.747 acre tract of land, described in deed from Mary A. Dean to Brenda A. Trice, dated September 6, 2016, and recorded in County Clerk's File Number 2016- 000008876 of said Official Public Records, same being on the West line of a called 41.45 acre tract of land, described in deed from Douglas W. Chism and wife, Shea G. Chism to Dee Dees Holding Company, LLC, dated February 15, 2018, and recorded in County Clerk's File Number 2018- 000001519 of said Official Public Records;

Thence South 02°55'18" East, along the East line of said called 28.000 acre tract, and the West line of said called 41.45 acre tract, 426.39 feet to a ½" iron rod with surveyor's cap found for corner, being the Northeast corner of a called 1.000 acre tract of land, being inclusive in said called 28.000 acre tract of land, as described in deed from Guy H. Dean, and wife, Mary A. Dean, to Jamie Cullum, and husband, John Cullum, dated December 11, 2009, and recorded in County Clerk's File Number 2009-009017281 of said Official Public Records;

Thence South 87°04'36" West, along the North line of said called 1.000 acre tract, 208.71 feet to a ½" iron rod with surveyor's cap found for the Northwest corner of said called 1.000 acre tract;

Thence South 02°55'23" East, along the West line of said called 1.000 acre tract, 208.71 feet to a ½" iron rod with surveyor's cap found for the Southwest corner of said called 1.000 acre tract;

Thence North 87°04'37" East, along the South line of said called 1.000 acre tract, 208.70 feet to a ½" iron rod with surveyor's cap found for the Southeast corner of said called 1.000 acre tract, being on the East line of said called 28.000 acre tract, same being on the West line of said called 41.45 acre tract;

Thence South 02°55'18" East, along the East line of said called 28.000 acre tract and the West line of said called 41.45 acre tract, 280.57 feet to a ½" iron rod with surveyor's cap found for Easternmost Southeast corner of said called 28.000 acre tract, also being the Northernmost Northeast corner of a called 23.000 acre tract of land, described in deed from Mary Dean to Betty D. Reese, dated August 4, 2016, and recorded in County Clerk's File Number 2016-000007879 of said Official Public Records, from said rod, a 4"x4" concrete monument found for the Southwest corner of said called 41.45 acre tract bears - South 02°55'18" East - 221.25 feet;

Thence North 82°12'51" West, along a Southeast line of said called 28.000 acre tract and the Northernmost North line of said called 23.000 acre tract, at 214.59 feet pass a ½" iron rod with surveyor's cap found for the Northernmost Northwest corner of said called 23.000 acre tract, continuing 351.64 feet in all to a ½" iron rod with surveyor's cap (stamped ARKLATEX SURVEYING) set for corner;

Thence North 02°55'18" West, crossing said called 28.000 acre tract, 849.31 feet to a ½" iron rod with surveyor's cap (stamped ARKLATEX SURVEYING), set for corner, being on the North line of said called 28.000 acre tract, same being on the South line of said called 9.747 acre tract, from said rod a ½" iron rod with surveyor's cap found for the Northwest corner of said called 28.000 acre tract, bears South 02°55'18" East - 939.44 feet;

Thence North 86°54'29" East, along the North line of said called 28.000 acre tract and the South line of said called 9.747 acre tract, 345.52 feet to the place of beginning, containing 6.000 acres of land.

**Easement:**

All that certain lot, tract, or parcel of land, situated in Harrison County, Texas, about 17 1/2 miles Northeast of the courthouse in the City of Marshall, a part of the FRANCIS L. MERRIWEATHER SURVEY, A-476, being a part of that certain called 320.00 acre tract of land that is described in deed from I. Dean to Guy H. Dean, dated November 20, 1922, and recorded in Volume 135, Page 3 of the Harrison County Deed Records, the centerline of said 30 foot wide access easement being more particularly described as follows:

Beginning at a point in the North right of way of FM 1999 and the South line of said called 320.00 acre tract, from which a 1/2" iron rod with surveyor's cap (stamped "RPLS 4970") for the Southwest corner of said called 320 acre tract bears South 88°23'42" West- 353.42;

Thence crossing said called 320.00 acre tract, the following courses:

1. North 05°44'12" West- 391.89 feet to a point;
2. North 21 °56'1 0" West- 53.48 feet to a point;
3. North 33°08'37" West - 179.77 feet to a point;
4. Along a curve to the right having an arc length of 167.71 feet, a radius of 145.56', and a chord bearing and distance of North 1 0°34'01" East- 158.59 feet;
5. North 43°01 '44" East - 787.46 feet to a point;
6. North 35° 42' 1 0" East - 355.11 feet to a point;
7. Along a curve to the left having an arc length of 167.93 feet, a radius of 156.88 feet, and a chord bearing and distance of North 01°01 '07" East- 160.03 feet;
8. North 28°05'53" West - 155.81 feet to a point;
9. North 49°51 '48" East - 132.78 feet for the end of herein described 30 foot wide access easement, from said point a 1/2" iron rod with surveyor's cap found for the Southeast corner of a called 1.000 acre tract of land, described in deed from GH Dean, et ux, MA Dean to Jamie Cullum and husband, John Cullum, dated December 11, 2009, and recorded in County Clerk's File Number 2009-009017281 of the Harrison County Official Public Records bears South 02°55'23" East- 18.33 feet.

**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 SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 29, 2022, executed by **RANDY JAY BRANNIN A/K/A RANDY BRANNIN AND ARIEL MYRIAH BRANNIN, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2022-000010230, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltime, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, 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 Harrison County Courthouse at the place designated by the Commissioner's Court for such sales in Harrison County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.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 2023 Jessup Manufactured Home, Serial No. JH2W0285TX23AB.

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 18 day of March, 2026.

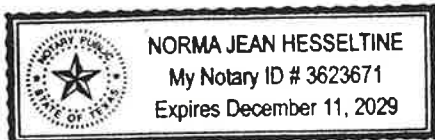
FILED FOR RECORD  
2026 MAR 20 PM 2:00  
HEATHER VETIGAN  
CO. CLERK HARRISON CO.  
HARRISON COUNTY

*K. C. 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](mailto: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 18 day of March, 2026, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**TRACT 1**

**That certain piece, parcel or tract of land containing 2.000 acres being part of the James Shandoin Survey, A-622, Harrison County, Texas, and being a portion of a called 5.608 acre tract described in a deed to Randy Brannin and wife Constance Brannin, recorded as File Number 2011-000005914, Harrison County Clerk Files, (H.C.C.F.), all as shown on plat of survey prepared by MTX Surveying, dated June 23, 2022, on file as Job No. 220319, which tract is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):**

**BEGINNING at a found 1/2" iron rod in the west margin of a 40-foot wide access easement recorded in Volume 1839, Page 309, Harrison County Deed Records (H.C.D.R.), in the east line of a called 11.995 acre tract described in deed to Deborah D. Connell, recorded in Volume 4211, Page 64, Harrison County Office of Public Records (H.C.O.P.R.); the northwest corner of said 5.608 acre tract and the northwest corner of the herein described 2.000 acre tract;**

**THENCE N 67°58'11" E, with a fence and its extensions on the north line of said 5.608 acre tract, same being the south line of a called 10.000 acre tract described in deed to Rembert G. Bridges, Jr., and Jennifer J. Bridges recorded as File Number 2015-000004777 and the north line of the herein described 2.000 acre tract, a distance of 469.19 feet to a set ½" iron rod with cap marked "MTX Surveying" for the northeast corner of the said 2.000 acre tract;**

**THENCE S 04°50'26" E over and across said 5.608 acre tract and with the east line of the herein described 2.000 acre tract, a distance of 246.59 feet to set ½" iron rod with cap marked "MTX Surveying", in a fence on the south line of said 5.608 acre tract, same being the north line of a called 8.528 acre tract described in deed to Bennie Gasper, and wife Mary Gasper, recorded as File Number 2011-000007303, and the southeast corner of the herein described 2.000 acre tract;**

**THENCE S 81°03'51" W with the line common to the said 5.608 acre tract, the said 8.528 acre tract and the south line of the herein described 2.000 acre tract a distance of 456.17 feet to a ½" iron with plastic cap marked "4528", for the southwest corner of the said 5.608 acre tract and the herein described 2.000 acre tract, same being in the east line of said 11.995 acre tract;**

**THENCE N 02°04'46" W with common line between said 5.608 acre tract, 11.995 acre tract and the herein described 2.000 acre tract a distance of 140.67 feet to the POINT OF BEGINNING and containing 2.000 acres of land, more or less.**

**Tract 2**

**CENTERLINE DESCRIPTION OF A 30-FOOT WIDE EASEMENT IN JAMES SHANDOIN SURVEY, A-622 HARRISON COUNTY, TEXAS**

**That certain piece, parcel or tract of land being a 30-foot wide easement being part of the James Shandoin Survey, A-622, Harrison County, Texas, and being a portion of a called 5.608 acre tract described in a deed to Randy Brannin and wife Constance Brannin, recorded as File Number 2011-000005914, Harrison County Clerk Files, (H.C.C.F.), all as shown on plat of survey prepared by MTX Surveying, dated June 23, 2022, on file as Job No. 220319, which easement lies 15 feet either side of the centerline which is more particularly described as follows, to wit (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):**

**COMMENCING at a found 1/2" iron rod in the west margin of a 40-foot wide access easement recorded in Volume 1839, Page 309, Harrison County Deed Records (H.C.D.R.), in the east line of a called 11.995 acre tract described in deed to Deborah D. Connell, recorded in Volume 4211, Page 64, Harrison County Office of Public Records (H.C.O.P.R.); the northwest corner of said 5.608 acre tract and the northwest corner of a 2.000 acre tract surveyed this same date;**

**THENCE N 67°58'11" E, with a fence and its extensions on the north line of said 5.608 acre tract, same being the south line of a called 10.000 acre tract described in deed to Rembert G. Bridges, Jr., and Jennifer J. Bridges recorded as File Number 2015-000004777 and the north line of the 2.000 acre tract surveyed this same date, a distance of 42.55 feet to the east margin of said 40-foot wide access easement;**

**THENCE S 02°04'46" E over and across said 2.000 acre tract and with the east line of said 40-foot wide access easement, a distance of 18.90 feet to the POINT OF BEGINNING of said easement, said point being in a curve having the following curve data;**

**Radius = 36.73 feet**

**Delta = 48°23'44"**

**Chord = S 82°04'28" E, 30.11 feet;**

**THENCE easterly with said centerline and the arc of said curve, a distance of 31.03 feet to the P.T. of said curve;**

**THENCE N 68°13'49" E, with said centerline a distance of 396.30 feet to the POINT OF TERMINATION of said easement centerline, from which a 1/2" iron rod with plastic cap marked "MTX Surveying" marking the northeast corner of the said 2.000 acre tract surveyed this same date, bears N 04°50'26" W, a distance of 36.22 feet.**

SELECT PORTFOLIO SERVICING, INC. (SPS)  
BREWSTER BIGGS, PATRICIA  
2800 EVANS STREET, MARSHALL, TX 75670

CONVENTIONAL  
Firm File Number: 16-026484

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 26, 2006, PATRICIA BREWSTER BIGGS, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRISON COUNTY, TX and is recorded under Clerk's File/Instrument Number 6009942 Volume 3388, Page 214, to which reference is herein made for all purposes.

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;

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

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 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **HARRISON COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Harrison, State of Texas:

BEING 0.285 ACRES OF LAND SITUATED IN THE JAMES A. CHAFFIN SURVEY, A-134, LYING NORTH OF AND OUTSIDE OF THE CORPORATE LIMITS OF THE CITY OF MARSHALL, HARRISON COUNTY, TEXAS, AND BEING KNOWN AS LOT 1 AND LOT 2, BLOCK 52, OF THE GREGG ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF, AND BEING THE SAME TRACT OF LAND (CALLED 0.287 ACRE) DESCRIBED IN DEED FROM LEE VERNON SMITH TO PATRICIA BREWSTER BIGGS, RECORDED IN VOL. 2452, PG. 72, OF THE OFFICIAL PUBLIC RECORDS, HARRISON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" CRIMPED STEEL PIPE FOUND IN THE EAST ROW LINE OF EVANS STREET, WHICH POINT IS SAID TO BE S 00 DEG 22' W, 608 FEET, FROM A CONCRETE HIGHWAY MONUMENT FOUND ON THE EAST SIDE OF EVANS STREET IN THE SOUTH MARGIN OF LOOP 390;

THENCE: S 89 DEG 00' 43" E, WITH AND ALONG THE NORTH LINE OF SAID LOT 2, 125.48 FEET, TO A 1" X 1" ANGLE IRON FOUND FOR THE NE CORNER OF LOT 2 AND BEING THE NE CORNER OF THIS TRACT;

THENCE: S 01 DEG 03' 57" W, WITH AND ALONG THE EAST LINES OF SAID LOT 2 AND LOT 1, A TOTAL DISTANCE OF 99.84 FEET, TO A 3/8" STEEL REBAR FOUND IN THE SOUTH LINE OF SAID BLOCK 52 AND THE NORTH LINE OF BLOCK 51 FOR THE SE CORNER OF LOT 1 AND THE NE CORNER OF LOT 12, BLOCK 51, FOR THE SE CORNER OF THIS TRACT, FROM WHICH A 3/4" CRIMPED STEEL PIPE FOUND FOR THE SE CORNER OF SAID LOT 12 BEARS S 01 DEG 03' 57" W. 50.00 FEET, AND ANOTHER FOUND 3/4" CRIMPED STEEL PIPE BEARS N 10 DEG 54' 15" W, 1.91 FEET;

THENCE: N 88 DEG 47' 14" W, WITH AND ALONG THE SAID BLOCK LINE AND THE SOUTH LINE OF SAID LOT 1, 123.63 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRE OF LAND.

PARCEL NUMBER R44201  
ALSO KNOWN AS 2800 EVANS ST. MARSHALL, TEXAS 75670

Property Address: 2800 EVANS STREET  
MARSHALL, TX 75670  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR  
REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-7, ASSET-  
BACKED CERTIFICATES, SERIES 2006-7  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

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.

FILED FOR RECORD

2026 MAY 01 10:00 AM

**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**

SUBSTITUTE TRUSTEE  
Tejas Corporate Services, LLC  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day March 25, 2026.

By: 

Grant Tabor  
Texas Bar No. 24027905  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Deutsche Bank National Trust Company, as  
Trustee, in trust for registered Holders of Long Beach  
Mortgage Loan Trust 2006-7, Asset-Backed Certificates,  
Series 2006-7

**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 military service to the sender of this notice immediately.**

FILED FOR RECORD

2026 APR 13 AM 10:31

HEATHER HENIGAN  
CO. CLERK HARRISON CO

SA

115 YOUNG ST  
MARSHALL, TX 75670

0000010764009

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: May 05, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 20, 1995 and recorded in Document VOLUME 1469, PAGE 117 real property records of HARRISON County, Texas, with BRENDA L. JOHNSON, AN UNMARRIED PERSON, grantor(s) and BANC ONE MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRENDA L. JOHNSON, AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$21,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



Tejas

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

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

*Israel Saucedo*

Israel Saucedo

Certificate of Posting

My name is Catherine Giddew, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 13, 2016 I filed at the office of the HARRISON County Clerk and caused to be posted at the HARRISON County courthouse this notice of sale.

*Catherine Giddew*

Declarants Name:

Catherine Giddew

Date:

4/13/16

115 YOUNG ST  
MARSHALL, TX 75670

00000010764009

00000010764009

HARRISON

**EXHIBIT "A"**

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND, SITUATED IN HARRISON COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF MARSHALL, BEING ALL OF LOTS NOS. ONE (1) AND TWO (2), IN BLOCK NO. FIVE (5), OF THE FINDLEY & THOMAS ADDITION, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOL. 128, PAGE 189, DEED RECORDS, HARRISON COUNTY, TEXAS

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Date: April 14, 2026

Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 176

Note: Real Estate Lien Note dated July 23, 2021, executed by Diego Ramirez & Ruby Vazquez and made payable to WJR Properties, LLC—Series 176

Deed of Trust:

**Date:** July 23, 2021

**Grantor:** Diego Ramirez & Ruby Vazquez

**Lender:** WJR Properties, LLC—Series 176

**Recording information:** Instrument No. 2022-000000484, Official Public Records, Harrison County, Texas.

**Property (including any improvements):** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING 2.96 ACRES OF THE WILLIAM WALKER SURVEY A-754; BEING A PART OF THAT CERTAIN 96.43 ACRE TRACT DESCRIBED IN DEED FROM B. G. PATTERSON AND WIFE, PATRINELLA H. PATTERSON, TO WILLIAM LEE FOSTER AND WIFE, PAULINE W. FOSTER DATED JUNE 10, 1975, RECORDED IN VOL 767, PAGE 212, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT AN IRON STAKE FOR CORNER IN THE SOUTH MARGIN OF OLD U.S. HIGHWAY 80 AND IN THE NORTH LINE OF SAID 86.43 ACRE TRACT: SAID BEGINNING CORNER BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED TO LA. FUGLER AND OTHERS, RECORDED IN VOL 473, PAGE 255, SAID COUNTY DEED RECORDS, SAID BEGINNING CORNER BEING APPROXIMATELY 882 FEET EASTERLY, WITH SAID SOUTH MARGIN, FROM THE NORTHWEST CORNER OF SAID 86.43 ACRE TRACT;**

**THENCE IN AN EASTERLY DIRECTION WITH SAID SOUTH MARGIN AND WITH A CURVE TO THE RIGHT, 365.1 FEET (CHORD NORTH 67° 44' EAST, 365.1 FEET) TO AN IRON STAKE FOR CORNER;**

**THENCE SOUTH 5° 13' EAST, WITH THE WEST LINE OF A 5 ACRE TRACT OUT OF SAID 86.43 ACRE TRACT, 451.39 FEET TO A CORNER IN SAID WEST LINE;**

FILED FOR RECORD  
2026 APR 14 AM 9:20  
HEATHER HENNING  
CLERK HARRISON CO TX

**THENCE SOUTH 70° 18' WEST 238.86 FEET TO AN IRON STAKE FOR  
CORNER AT THE SOUTHEAST CORNER OF SAID FUGLER TRACT;**

**THENCE NORTH 21° 28' WEST WITH THE EAST LINE OF FUGLER TRACT  
420.9 FEET TO THE PLACE OF BEGINNING CONTAINING 2.96 ACRES OF  
LAND, MORE OR LESS.**

Date of Sale: May 5, 2026

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Harrison County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Harrison County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**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.**

  
\_\_\_\_\_  
Lori Corpier, Trustee

**NOTICE OF FORECLOSURE SALE**

HEATHER HENIGAN

**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.**

ST

**1. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING LOT 16, BLOCK 2, NORTH FORK ADDITION, UNIT 2, AN ADDITION IN THE DAVID HILL SURVEY, A-301, HARRISON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDE 146, OF THE PLAT RECORDS, HARRISON COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/29/2016 and recorded in Document 2016-000012915 real property records of Harrison County, Texas. Re-filed in Document 2017-000003802 real property records of Harrison 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: 10:00 AM

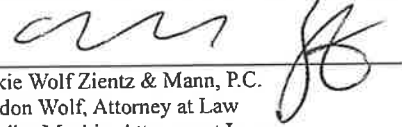
Place: Harrison County, Texas at the following location: AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**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 RYAN W BOYKIN, provides that it secures the payment of the indebtedness in the original principal amount of \$199,192.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. ROCKET MORTGAGE, LLC is the current mortgagee of the note and deed of trust and ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is ROCKET MORTGAGE, LLC c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

I am Kara Riley 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 3/26/26 I filed this Notice of Foreclosure Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.