

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: 04/07/2026

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Fayette County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 6, 2025 and recorded in the real property records of Fayette County, TX and is recorded under Clerk's Book 2175, Page 439 with Michael Coe and Jami Dawn Coe (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Michael Coe and Jami Dawn Coe, securing the payment of the indebtedness in the original amount of \$295,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CrossCountry Mortgage, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 0.32 ACRE (13,936 SQUIRE FOOT) TRACT OF LAND, BEING LOT 31 OF THE BLUFF HAVEN SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 415, PAGE 631 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND IN VOLUME 1, PAGE 11, SLIDE 11 OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THE SAME TRACT AS CONVEYED TO JAMES C. HAVRAN AND WIFE, JEAN HAVRAN AS RECORDED IN VOLUME 479, PAGE 509 CF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHEAST LINE OF PARK DRIVE FOR THE WEST CORNER OF LOT 30 OF BLUFF RAVEN AND FOR THE NORTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST LINE OF LOT 30 SOUTH 34 DEG 15 MIN. 00 SEC_ EAST 128.53 FEET TO A 5/8" IRON ROD FOUND IN THE NORTHWEST LINE OF LOT 32 FOR THE SOUTH CORNER OF LOT 30 AND FOR THE EAST CORNER HEREOF;

THENCE WITH THE NORTHWEST LINE OF LOT 32 SOUTH 55 DEG. 44 MIN. 23 SEC. NEAT 110.18 FEET TO A 5/8" IRON ROD FOUND IN THE NORTHEAST LINE OF CHRIS COURT FOR THE SOUTH CORNER HEREOF;

THENCE WITH THE NORTHEAST LINE OF CHRIS COURT NORTH 34 DEG 08 MIN. 15 SEC. WEST 108.13 FEET TO A 5/8 IRON ROD FOUND FOR THE WEST CORNER HEREOF;

THENCE WITH THE EAST LINE OF CHRIS COURT NORTH 10 DEG. 12 MIN. 30 SEC. EAST 28.44 FEET TO A 5/8 IRON ROD FOUND IN THE SOUTHEAST INTERSECTION OF CHRIS COURT AND PARK DRIVE FOR AN EXTERIOR CORNER HEREOF;

THENCE WITH THE SOUTHEAST LINE OF PARK DRIVE NORTH 55 DEG 40 MIN. 13 SEC. EAST 90.04 FEET TO THE PLACE OF BEGINNING CONTAINING 0.32 ACRES OR 13.936 SQUARE FEET OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

CrossCountry Mortgage, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or XOME Inc and Tejas Corporate Services LLC, or Abstracts/Trustees of Texas, LLC, or Pete Florez, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Debby Jurasek, 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.

February 19, 2026

Executed on

/s/ Justin Ritchie

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Justin Ritchie, Esq.
Jeffrey Kramer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

2/27/24

Executed on

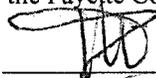


SUBSTITUTE TRUSTEE

Agency Sales & Posting
Agency Sales and Posting LLC, or AUCTION.COM
LLC, OR Pete Florez, Megan L. Randle, Ebbie
Murphy, Jennyfer Sakiewicz, Debby Jurasek
7500 Dallas Pkwy #200
Plano, TX 75024

CERTIFICATE OF POSTING

My name is Megan Randle, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2/27/26 I filed at the office of the Fayette County Clerk and caused to be posted at the Fayette County courthouse this notice of sale.



Declarant's Name:

Date:

Megan Randle
2/27/26