

5-5-2026

FILED IN PUBLIC RECORDS IN
BOWIE COUNTY, TEXAS
BY COUNTY CLERK

2026 FEB 19 PM 1:43

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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE IRVIN JOURDAN HEADRIGHT SURVEY, ABSTRACT NO. 319, BOWIE COUNTY, TEXAS, AND BEING A PART OF TRACT TWO AS CONVEYED TO DOYLE B. FOWLER JR., BY GENERAL WARRANTY DEED RECORDED IN VOLUME 5581, PAGE 147 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BOLT FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID JOURDAN HEADRIGHT SURVEY, SAME BEING THE NORTHWEST CORNER OF SAID FOWLER TRACT, AND BEING LOCATED IN THE INTERSECTION OF COUNTY ROADS NO. 4217 AND NO. 4153;
THENCE: SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARING) 707.52 FEET WITH THE NORTH LINE OF SAID JOURDAN HEADRIGHT SURVEY, THE NORTH LINE OF SAID FOWLER TRACT, AND WITH COUNTY ROAD NO. 4217 TO A 1/2 INCH IRON PIN SET FOR CORNER ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67;
THENCE: 35 DEGREES 39 MINUTES 09 SECONDS WEST, 1203.82 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 TO A 1/2 INCH IRON PIN SET FOR CORNER ON THE WEST LINE OF SAID JOURDAN HEADRIGHT SURVEY, SAME BEING THE WEST LINE OF SAID FOWLER TRACT, SAID CORNER BEING LOCATED IN COUNTY ROAD NO. 4153;
THENCE: NORTH 00 DEGREES 20 MINUTES 33 SECONDS WEST, 978.20 FEET WITH THE WEST LINE OF SAID JOURDAN HEADRIGHT SURVEY, THE WEST LINE OF SAID FOWLER TRACT AND WITH COUNTY ROAD NO. 4153 TO THE POINT OF BEGINNING AND CONTAINING 7.94 ACRES OF LAND, MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS VESTED TO THE PUBLIC WITHIN THE RIGHT-OF-WAY OF THE COUNTY ROADS LOCATED ACROSS THE NORTH AND WEST LINES OF THIS TRACT.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/12/2016 and recorded in Document 2016-8483 real property records of Bowie 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: 11:00 AM

Place: Bowie County, Texas at the following location: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS 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 RANDY WAYNE SMITH, provides that it secures the payment of the indebtedness in the original principal amount of \$102,106.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank c/o TRUIST BANK, 1001 Semmes Ave, Richmond, VA 23224 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.mwzmlaw.com/tx-investors

Certificate of Posting

I am Shawn Sharp 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 2-19-26 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RECORDED IN THE
CLERK'S OFFICE OF THE
BOWIE COUNTY, TEXAS
PUBLIC PROPERTY, COUNTY CLERK

Date of Sale: May 5, 2026

May 3, 2026

2026 APR -9 AM 11:19

Earliest Time Sale Will Begin: The sale will begin at 1:00 PM and not later than three (3) hours thereafter.

Place of Sale: At the front steps (north entrance) of the Bowie County Courthouse in New Boston, Texas, 710 James Bowie Dr, New Boston, Texas 75570 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

WHEREAS, a Deed of Trust executed on August 30, 2025, was executed by D.E.M. Property Management, LLC; Byron Lamarr Belin; Mark Kenneth Fisher; and Darryl Eugene Mothershed (collectively, "Grantor") to Horacio Fernandez, Trustee, to secure payment of the indebtedness described therein, which Deed of Trust was recorded under Instrument No. 2025-00008712 in the Real Property Records of Bowie County, Texas;

WHEREAS, Emily Harper has been appointed Substitute Trustee, in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Deed of Trust, and the indebtedness secured thereby is now wholly due, and the owner and holder of the indebtedness has requested the undersigned to sell the property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that Horacio Fernandez, Trustee or Emily Harper, Substitute Trustee, will sell the property described below at public auction to the highest bidder for cash.

Instrument to be Foreclosed

The instrument to be foreclosed is the Deed of Trust recorded on September 4th, 2025, under Instrument No. 2025-00008712 in the Real Property Records of Bowie County, Texas.

Obligations Secured

The Deed of Trust secures the payment of the indebtedness in the original principal amount of \$83,040.45, and all other obligations therein described, including but not limited to the promissory note and any modifications, renewals, and extensions thereof. The current holder of the note and beneficiary of the Deed of Trust is Emily Mariah Harper, as Trustee of The 2902 Leopard Main Land Trust.

Property to be Sold

The real property to be sold is located in Bowie County, Texas, and is described as follows:

Lot Numbered Four (4) in Block Numbered Three (3) in URBAN HEIGHTS, an addition to the City of Texarkana, Bowie County, Texas, according to the map or plat recorded in Volume 40, Page 312 of the Plat Records of Bowie County, Texas.

SAVE AND EXCEPT THE FOLLOWING 0.035 acre tract of land conveyed to the State of Texas as shown in Deed dated December 7, 1994 and recorded in Volume 2260, Page 200 of the Real Property Records of Bowie County, Texas, being a part of the H. S. Janes headright Survey, Abstract No. 306, Bowie County, Texas, being a portion of a tract which was conveyed from Garry Tipton et ux, to Ira D. Finley by an instrument of record in Volume 551, Page 110 of the Deed Records of Bowie County, Texas, said tract also being a portion of Lot No. 4 in Block No. 3 of Urban Heights, an Addition to

the City of Texarkana, Bowie County, Texas, according to the map or plat recorded in Volume 40, Page 312, of the Plat Records of Bowie County, Texas, and the said 0.035 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin found for corner at a point on the South line of said Lot 4 in Block No. 3 of Urban Heights, same being the South line of said Finley tract, and North line of a tract conveyed to Richard A. Minx, et ux, by an instrument of record in Volume 1465, Page 272, of the Real Property Records of Bowie County, Texas, said beginning point lying in the West right of way line of Leopard Drive (FM Highway No. 3527);

THENCE N 01 deg. 46' 08" W, 40.22 feet with the West right-of-way line of Leopard Drive (FM Highway No. 3527) to a right-of-way marker found for corner at the beginning of a curve to the right having a radius of 11,509.16 feet; THENCE Northwesterly, with said curve and along said West right-of-way line for a distance of 73.04 feet through a central angle of 00 deg. 21' 49" (chord bearing and distance is N 01 deg. 35' 12" W, 73.04 feet) to a 5/8" iron pin found for corner on the North line of said Lot No. 4 in Block No. 3 of Urban Heights;

THENCE N 88 deg. 07' 47" E, 14.93 feet with the North line of said Lot No. 4 in Block No. 3 to a point for corner at the Northeast corner of same;

THENCE S 00 deg. 15' 57" E, 113.22 feet along the East line of said Lot No. 4 in Block No. 3 of Urban Heights to a point for corner at the Southeast corner of same;

THENCE S 87 deg. 42' 54" W, 12.20 feet along the South line of said Lot No. 4 Block No. 3 of Urban Heights to the POINT OF BEGINNING and containing 0.035 acre of land, more or less.

More Commonly known as: 2902 Leopard Dr., Texarkana, Texas 75501

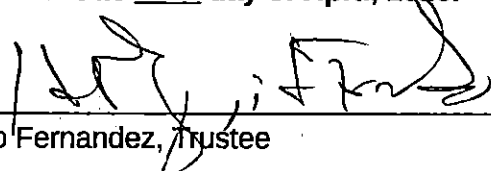
Terms of Sale

The sale will be conducted as a public auction to the highest bidder for cash. The Substitute Trustee will convey the property by deed without warranty, express or implied, except as provided in the Deed of Trust.

IMPORTANT NOTICE TO SERVICEMEMBERS

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.

EXECUTED this 9 day of April, 2026.

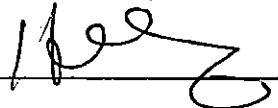


Horacio Fernandez, Trustee

Foreclosure Sale to be conducted by:
Emily Harper, Substitute Trustee
Or Horacio Fernandez, Trustee

Posted on this 9 day of April, 2026.

By Horacio Fernandez, Trustee



May 9, 2026

REC'D
TINA PETTY, COUNTY CLERK

2026 APR -9 AM 11:04

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of May, 2026
Time: 11am or not later than three hours after that time
Place: AT THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Bowie County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: March 30, 2023
Grantor(s): Gregory Chika Igbokidi Jr., a married man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Credit Union of Texas, its successors and assigns
Original Principal: \$63,000.00
Recording Information: Deed Inst.# 2023-00003140,
Current Mortgagee/Beneficiary: CREDIT UNION OF TEXAS
Secures: The Promissory Note (the "Note") in the original principal amount of \$63,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Bowie
Property Description: (See Attached Exhibit "A")
Property Address: 2005 Hazel St, Texarkana, TX 75501
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Servbank, N.A.
Mortgage Servicer Address: 3138 East Elwood Street Phoenix, AZ 85034

File No.: 25-02181TX

SUBSTITUTE TRUSTEE(S):
Hawkins, Harriett Fletcher or Sheryl LaMont

McCalla Raymer Leibert Pierce, LLP, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen.foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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

/s/ Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for CREDIT UNION OF TEXAS

Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Christine Wheelless whose address is 1320 Pine. I declare

under penalty perjury that Christine Wheelless I filed and/or recorded this Notice of Foreclosure Sale at the office of the Bowie

County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038
File No.: 25-02181TX

EXHIBIT "A"

All of Lot Numbered Seven (7), Block Eight (8) of the HIGHLAND PARK ADDITION to the City of Texarkana Bowie County, Texas, according to the plat recorded in Volume "Y", Page 357, and re-recorded in Volume 1, Page 201 of the Deed Records of Bowie County, Texas.

May 9, 2026

2026 APR 14 AM 10:36

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of May, 2026
Time: 11am or not later than three hours after that time
Place: AT "At the front (north) entrance of the Bowie County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Bowie County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 29, 2023
Grantor(s): Darius Briggs and Denise Briggs, Husband and Wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Original Principal: \$136,000.00
Recording Information: Deed Inst.# 2023-00009579,
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$136,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Bowie
Property Description: (See Attached Exhibit "A")
Property Address: 630 Oak Hill Rd, Texarkana, TX 75501
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

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

File No.: 26-03533TX

Tejas

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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

/s/ Maisyn Oliver
Maisyn Oliver - Bar #: 24130719
Attorney for Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Maisyn.Oliver@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am *Maria Faj* whose address is *400 Pennsylvania*. I declare

under penalty perjury that *414-2026* I filed and/or recorded this Notice of Foreclosure Sale at the office of the Bowie

County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE SOUTH ONE- HALF (S 1/2) OF LOT NUMBERED FOUR (4) OF KENWOOD PARK, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 40, PAGE 186 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING THE SAME CALLED 0.36 ACRE TRACT OF LAND AS CONVEYED TO JOE AGUILAR AND WIFE, MARIE NALLELI AGUILAR, BY WARRANTY DEED RECORDED IN VOLUME 5002, PAGE 119 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOR CORNER IN AN OAK TREE LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF A STREET KNOWN AS OAKHILL ROAD, THE POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF SAID AGUILAR TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.317 ACRE TRACT OF LAND AS CONVEYED TO RONALD T. BRIGHT, JR., BY WARRANTY DEED RECORDED IN VOLUME 5635, PAGE 112 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 89° 31' 57" W, 118.71 WITH THE SOUTH LINE OF SAID AGUILAR TRACT AND THE NORTH RIGHT-OF-WAY LINE OF OAKHILL ROAD TO A 1/2" IRON PIN FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID AGUILAR TRACT AND ON THE EAST RIGHT-OF-WAY LINE OF A STREET KNOWN AS FRANKLIN STREET;

THENCE: N 00° 21' 52" W, 129.15 FEET WITH THE EAST RIGHT-OF-WAY LINE OF FRANKLIN STREET AND THE WEST LINE OF SAID AGUILAR TRACT TO A 1/2" IRON PIN SET FOR CORNER ON THE SOUTH LINE OF A 0.787 ACRE TRACT OF LAND AS CONVEYED TO JEFFERY A. HILL AND LABRETHIA C. HILL BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5891, PAGE 346 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89° 48' 06" E, 122.34 FEET WITH THE NORTH LINE OF SAID AGUILAR TRACT AND THE SOUTH LINE OF SAID HILL TRACT TO A CHAIN LINK FENCE CORNER POST FOR CORNER AT THE NORTHEAST CORNER OF SAID AGUILAR TRACT;

THENCE: S 01° 15' 12" W, 128.63 FEET WITH THE EAST LINE OF SAID AGUILAR TRACT AND THE WEST LINE OF SAID BRIGHT TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.356 ACRE OF LAND, MORE OR LESS.

May 5, 2026

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

2026 APR 14 AM 10:37
REC. CLERK
COUNTY CLERK
BOWIE COUNTY, TEXAS

Deed of Trust

Date: July 8, 2021
Grantor(s): Ricky D Jenkins
Original Payee: Centex Casas, LLC
Deed of Trust Information: Executed July 8, 2021, recorded in the public records of Bowie County, Texas, in or under File No. 2021-00008547
Current Mortgage: Lonestar Finance and Lending, Inc., a Delaware Corporation F/K/A a Texas Corporation
Property County: Bowie County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Bowie County, Texas**, being more particularly described as **Lot Numbered TWELVE (12) in Block Numbered EIGHTEEN (18) of BEVERLY HEIGHTS**, an addition to the City of **Texarkana, Bowie County, Texas**, according to the map or plat of said addition recorded in **Volume 40, Page 158 of the Plat Records of Bowie County, Texas**. (more particularly described in loan documents).

Date of Sale: 5/5/2026

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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.

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 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.

Tejas

The Mortgagee, whose address is:

Lonestar Finance and Lending, Inc., a Delaware Corporation F/K/A a Texas Corporation
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 4/14/2026



**Christine Wheelless or Kevin Key or Jay
Jacobs or Phillip Hawkins or Heather Golden
or Jabria Foy or Kara Riley or Catherine
Geddie or Harriett Fletcher or Sheryl LaMont
or Lucia Cortinas or Michelle Figueroa or
Enrique Loera or Hans-Peter Ludwig or
Donna Brammer or Isabell Cervera or Rinki
Shah or Theresa Phillips or David Cerda or
Jose Martinez or Mark Laffaye or Alexander
Lawson or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or Miguel
Alberto Molina Álvarez or Tamiriramonashe
Cathy Lee Machoka or William Koenig or
Eduardo Silva or Peggy Munoz or John
Hodges or Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah Hicks or Alex
Collazo or Yajaira Garcia or Jennifer Nava or
Nicholas Wizig or Scott Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

May 5, 2026

COURT CLERK
BOWIE COUNTY CLERK

2026 APR 14 AM 9:40

9 PALOMINO PL
NASH, TX 75569

00000010447332

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: THE FRONT (NORTH) ENTRANCE OF THE BOWIE 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 May 26, 2015 and recorded in Document INSTRUMENT NO. 2015-6150 real property records of BOWIE County, Texas, with JAMES SHIELDS, AN UNMARRIED MAN, ALSO KNOWN AS JAMES E. SHIELDS, SR., grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES SHIELDS, AN UNMARRIED MAN, ALSO KNOWN AS JAMES E. SHIELDS, SR., securing the payment of the indebtednesses in the original principal amount of \$98,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

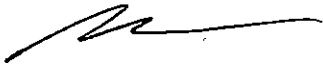


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 AUCTION.COM, LLC AND 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



Certificate of Posting

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

Declarants Name: _____

Date: _____

9 PALOMINO PL
NASH, TX 75569

00000010447332

00000010447332

BOWIE

EXHIBIT "A"

TAX ID NUMBER(S): 17993000900

LAND SITUATED IN THE COUNTY OF BOWIE IN THE STATE OF TX

LOT NUMBERED NINE (9) OF THE REPLAT OF LOTS NO. 8 AND 9 OF THE REPLAT OF PECAN PLACE SUBDIVISION, A SUBDIVISION OF A PART OF THE THOMAS PRICE HEADRIGHT SURVEY, ABSTRACT NO. 466, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 5563, PAGE 160 OF THE REAL PROPERTY OF BOWIE COUNTY, TEXAS.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED.

COMMONLY KNOWN AS: 9 PALOMINO PLACE, NASH, TX 75569

May 5, 2024

BOWIE COUNTY, TEXAS
TINA PERRY, COUNTY CLERK

2026 APR 14 AM 9:41

209 WEST PIONEER
WAKE VILLAGE, TX 75501

00000010353787

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 11:00 AM or not later than three hours after that time.

Place: THE FRONT (NORTH) ENTRANCE OF THE BOWIE 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 January 15, 2003 and recorded in Document VOLUME 3888 PAGE 133; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NO(S) 2015-1376 AND 2019-00007898 real property records of BOWIE County, Texas, with PATRICIA I HUMPHREY A SINGLE PERSON, grantor(s) and CENTURY BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PATRICIA I HUMPHREY A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$71,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC 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



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 SERVICELINK AGENCY SALES AND POSTING, LLC AND 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



Certificate of Posting

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

Declarants Name: _____

Date: _____

209 WEST PIONEER
WAKE VILLAGE, TX 75501

00000010353787

00000010353787

BOWIE

EXHIBIT "A"

LOT NUMBERED FIVE (5) IN BLOCK NUMBERED TWO (2) OF GREENFIELD ADDITION, TOTHE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 415, PAGE 324 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

S-5-2026

2026 MAR -5 AM 10:21
TARRANT COUNTY CLERK

TS#: 25-017669
LOAN TYPE: Conventional

NOTICE OF TRUSTEE'S FORECLOSURE SALE

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

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

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE W. L. BROWNING HEADRIGHT SURVEY, ABSTRACT 23, BOWIE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.0000 ACRE IN THE DEED FROM SHAWNA ENGLE, ET AL, TO BLUE MARLIN INVESTMENT PROPERTIES, LLC, DATED JANUARY 31, 2023, RECORDED IN DOCUMENT NO. 2023-00000978 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD FOUND FOR A CORNER, CAPPED RPLS 4874 (CONTROL MONUMENT), LYING IN THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 44 (FM 44), THE SOUTHWEST CORNER OF THE SAID 1.0000 ACRE TRACT, AN OUTSIDE ELL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT NO. 3, WITH 39.8325 ACRES IN THE DEED FROM CLEO SHELBY, TO PATRICIA CLEO SHELBY, TRUSTEE OF THE CLEO SHELBY LIVING TRUST, DATED JANUARY 23, 2020, RECORDED IN DOCUMENT NO. 2020-00000964 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE NORTH 10 DEGREES 55 MINUTES 12 SECONDS WEST (BASIS OF BEARINGS) A DISTANCE OF 288.63 FEET ALONG THE WEST LINE OF THE SAID 1.0000 ACRE TRACT AND THE EAST LINE OF THE SAID 39.8325 ACRE TRACT TO A 5/8 INCH STEEL ROD FOUND FOR A CORNER, CAPPED RPLS 4874 (CONTROL MONUMENT), THE NORTHWEST CORNER OF THE SAID 1.0000 ACRE TRACT, AN INSIDE ELL CORNER OF THE SAID 39.8325 ACRE TRACT;

THENCE NORTH 74 DEGREES 33 MINUTES 43 SECONDS EAST A DISTANCE OF 138.88 FEET ALONG THE NORTH LINE OF THE SAID 1.0000 ACRE TRACT AND THE SOUTH LINE OF THE SAID 39.8325 ACRE TRACT TO A 5/8 INCH STEEL ROD FOUND FOR A CORNER, CAPPED RPLS 4874, THE NORTHEAST CORNER OF THE SAID 1.0000 ACRE TRACT, AN INSIDE ELL CORNER OF THE SAID 39.8325 ACRE TRACT;

Tejas

THENCE SOUTH 15 DEGREES 52 MINUTES 02 SECONDS EAST A DISTANCE OF 287.79 FEET ALONG THE EAST LINE OF THE SAID 1.0000 ACRE TRACT AND THE WEST LINE OF THE SAID 39.8325 ACRE TRACT TO A 5/8 INCH STEEL ROD FOUND FOR A CORNER, CAPPED RPLS 4874, LYING IN THE NORTH RIGHT-OF-WAY LINE OF THE SAID FM 44, THE SOUTHEAST CORNER OF THE SAID 1.0000 ACRE TRACT, AN OUTSIDE ELL CORNER OF THE SAID 39.8325 ACRE TRACT;

THENCE SOUTH 74 DEGREES 34 MINUTES 45 SECONDS WEST A DISTANCE OF 163.77 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF THE SAID FM 44 AND THE SOUTH LINE OF THE SAID 1.0000 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRES OF LAND, AT THE TIME OF THIS SURVEY.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded on 06/09/2023 as instrument 2023-00005408, of the real property records of **BOWIE County, TX.**
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Dated: **05/05/2026**

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place **Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570** or an area designated by the County Commissioners Court

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay 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 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 non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by

CATESSA M PERRY JOINED HEREIN PRO FORMA BY HER SPOUSE, EDDIE PICKARD

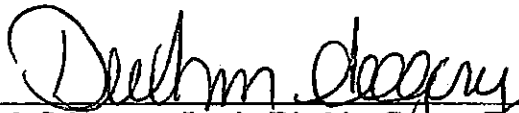
6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$117,600.00, and payable to the order of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR GUARANTEED RATE, INC.**; (b) all renewals and extensions of the note, if applicable; (c) any and all present and future indebtednesses owed to **LAKEVIEW LOAN SERVICING, LLC** who is the current owner and holder of the "Obligations" and is the current Mortgagee under the Deed of Trust.

Mortgage Servicing Information. ServiceMac, LLC, is acting as the Mortgage Servicer for **LAKEVIEW LOAN SERVICING, LLC**, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ServiceMac, LLC, as Mortgage Servicer, is representing the Mortgagee whose address is: **LAKEVIEW LOAN SERVICING, LLC C/O ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Indian Land, SC 29707.**

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 administer any resulting foreclosure of the property securing the above-reference loan.

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the Mortgagee has requested me, as **Kirk Schwartz, Justin Ritchie, Carson Emmons, Jeffrey Kramer, America West Lender Services (AWEST) DeeAnn Gregory, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, Auction.Com, LLC** to conduct this sale. Notice is given that before the sale the Mortgagee may appoint another person substitute trustee to conduct the sale.

Date: 3-4-2020



Kirk Schwartz, Justin Ritchie, Carson Emmons, Jeffrey Kramer, America West Lender Services (AWEST) DeeAnn Gregory, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, Auction.Com, LLC

**C/O America West Lender Services
5404 Cypress Center Drive, Suite 300
Tampa, FL 33609
844-693-4761
Fax : 877-317-0475**

5-5-2026

BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK

2026 MAR -3 AM 11:58

7074 US HIGHWAY 59 S
TEXARKANA, TX 75501

0000010551448

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: THE FRONT (NORTH) ENTRANCE OF THE BOWIE 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 March 05, 2010 and recorded in Document VOLUME 5791, PAGE 282 real property records of BOWIE County, Texas, with KENNETH R DACUS AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KENNETH R DACUS AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$63,822.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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 AUCTION.COM, LLC OR 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



Certificate of Posting

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

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT 5 OF THE GEORGE MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 372, BOWIE COUNTY, TEXAS, AND BEING ALL OF CERTAIN 1.374 ACRE TRACT DESCRIBED AS TRACT 3 IN THAT CORRECTED SPECIAL WARRANTY DEED FROM HANK STRAND TO JIMMY CARROLL STRAND AS RECORDED IN VOLUME 5208, PAGE 208 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 59, BEING LOCATED 407.13 FEET NORTH AND 582.83 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 5, SAME BEING THE SOUTHWEST CORNER OF SAID 1.374 ACRE TRACT;

THENCE: N 41° 12' 00" W, WITH THE WEST LINE OF SAID 1.374 ACRE TRACT, PASSING A 1/2" IRON PIN AT 227.75 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 258.57 FEET TO A POINT FOR CORNER IN COUNTY ROAD NO. 1314;

THENCE: N 48° 29' 00" E, 292.34 FEET WITH THE NORTH LINE OF SAID 1.374 ACRE TRACT AND WITH SAID ROAD TO A POINT FOR CORNER IN SAID ROAD;

THENCE: S 27° 14' 56" E, 36.30 FEET TO A 1/2" IRON PIN SET FOR REFERENCE AND CONTINUING WITH THE EAST LINE OF SAID 1.374 ACRE TRACT FOR A TOTAL DISTANCE OF 148.79 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND FOR CORNER;

THENCE: S 57° 17' 00" E, 40.20 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 82;

THENCE: S 32° 43' 00" W, 278.50 FEET WITH THE NORTH LINE OF U. S. HIGHWAY NO. 59 TO THE POINT OF BEGINNING AND CONTAINING 1.374 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO ANY RIGHTS VESTED TO THE PUBLIC WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD NO. 1314 AS LOCATED ON THE NORTHERLY SIDE OF THIS TRACT.