NO. N/A TIME 8:45AM

DEC 23 2025

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS
By Claire Henderson

Notice of Substitute Trustee Sale

T.S. #: 25-16923

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, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date:	**3/3/2026**
Time:	The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place:	**Tyler** County Courthouse in **Woodville**, Texas, at the following location: **Tyler County Courthouse, 100 West Bluff, Woodville, TX 75979** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

BEING A 0.830 ACRE TRACT OF LAND OUT OF AND A PART OF A 8.263 ACRE TRACT IN THE B.B.B. 7& C.R.R. SURVEY, SECTION 6, ABSTRACT 857, TYLER COUNTY, TEXAS.SAID 8.263 ACRE TRACT IS MORE FULLY DESCRIBED AND RECORDED IN VOLUME 339, PAGE 279, AND THE DEED RECORDS OF TYLER COUNTY, TEXAS. SAID 0.830 ACRE TRACT OF LAND BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS HERETO

FIELD NOTES DESCRIBING A 0.830 ACRE OF TRACT OF LAND OUT OF AND A APRT OF A 8.263 ACRE OF TRACT IN THE B.B.B. & C.R.R. SURVEY, SECTON 6, ABSTRACT NO. 857, TYLER COUNTY, TEXAS. SAID 8.263 ACRE TRACT IS MORE FULLY DESCRIBED AND RECORDED IN VOLUME 339, PAGE 279, OF THE DEED RECORDS OF TYLER COUNTY, TEXAS.

NOTE: BEARINGS ARE IN RELATION TO TH EWET LINE OF A 5.5965 ACRE TRACT RECORDED IN VOLUME 514, PAGE 903 OF THE DEED RECORDS AND SAME BEING OUT OF OF SAID 8.263 ACRE TRACT (CALLED IN SAID DEED S 0 DEG.07' 06" E)

BEGINNING AT A 1/2" GALVANIZED IRON STAKE FOUND AT A FENCE CORNER POST AND BEING ON THE SOUTH EDGE OF A COUNTY MAINTAINED GRADED ROAD AT THE NORTHWEST CORNER OF SAID 5.596 ACRE TRACT OUT OF SAID 8.263 ACRE TRACT;

THENCE S 0 DEG 07'06" E ALONG AND WITH A FENCE LINE AND WEST LINE OF SAID 5.965 ACRE TRACT 221.01 FEE TO A 5/8" IRON ROD SET:

THENCD S 89 DEG. 49'00"W 175.41 FEET TO A 5/8" IRON ROD SET AT A FENCE CORNER POST;

THENCE N 05 DEG. 47'09" E ALONG AND WITH SAID FENCE LINE 221.01 FEET TO A 5/8" IRON ROD SET AT A FENCE CORNER POST ON THE SOUTH EDGE OF SAID ROAD;

THENCE N 89FEG. 22'02" E ALONG AND WITH SAID FENCE LINE AND NEAR THE SOUTH EDGE OF SAID ROAD 152.68 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.830 ACRES O= LAND, MORE OR LESS.

BEING THE SAME TRACT OF LAND IN DEED OF GIFT DATED SEPTEMBER 1993 FROM TRAVIS L MOOREE AND WIFE, OMA MOORE TO SHELLEY E SHACKELFORD OSCAR G SHACKELFORD, AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/29/2016 and is recorded in the office of the County Clerk of Tyler County, Texas, under County Clerk's File No 16-681, recorded on 3/3/2016, in Book 1141, Page 915, of the Real Property Records of Tyler County, Texas.
Property Address: 114 CR 4900 FRED Texas 77616

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Trustor(s):	**MICHAEL TOUSHA AND KELLI TOUSHA**	Original Beneficiary:	**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR Nations Reliable Lending, LLC ITS SUCCESSORS AND ASSIGNS**
Current Beneficiary:	**AMERIHOME MORTGAGE COMPANY LLC**	Loan Servicer:	**ServiceMac, LLC**
Current Substituted Trustees:	**Auction.com, LLC, Tommy Jackson, Ron Harmon, Tiffany Beggs, Carolyn Ciccio, Keata Smith, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC**		

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MICHAEL TOUSHA, JOINED HEREIN PRO FORMA WITH HIS SPOUSE, KELLI TOUSHA. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $112,917.00, executed by MICHAEL TOUSHA, JOINED HEREIN PRO FORMA WITH HIS SPOUSE, KELLI TOUSHA, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR Nations Reliable Lending, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MICHAEL TOUSHA, JOINED HEREIN PRO FORMA WITH HIS SPOUSE, KELLI TOUSHA to MICHAEL TOUSHA AND KELLI TOUSHA. AMERIHOME MORTGAGE COMPANY LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

AMERIHOME MORTGAGE COMPANY LLC c/o ServiceMac, LLC
9726 Old Bailes Road, Suite 200
Fort Mill, South Carolina 29707-7882
(844)-478-2622

Dated: 12/23/2025

Auction.com, LLC, Tommy Jackson, Ron Harmon, Tiffany Beggs, Carolyn Ciccio, Keata Smith, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC

Stephanie Hernandez

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department