

FILED FOR RECORD  
COLORADO COUNTY

2026 MAR 16 AM 11:53

KIMBERLY MENKE  
COUNTY CLERK *DM*

00000010230811

1060 BRANDT LN  
COLUMBUS, TX 78934

**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: April 07, 2026

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

Place: IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING 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 29, 2009 and recorded in Document BOOK 619 PAGE 294, RE-FILED VOLUME 619, PAGE 575; AS AFFECTED BY BY MODIFICATION VOLUME 831, PAGE 640 real property records of COLORADO County, Texas, with RAIFORD R HUNTINGTON, A MARRIED MAN AND WIFE KATHY R HUNTINGTON, grantor(s) and PRIORITY BANK, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RAIFORD R HUNTINGTON, A MARRIED MAN AND WIFE KATHY R HUNTINGTON, securing the payment of the indebtednesses in the original principal amount of \$174,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK FSB 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.

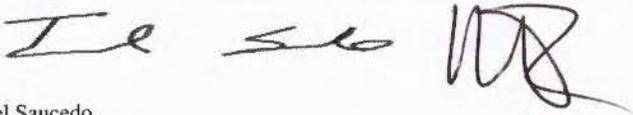
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o PRIORITY BANK  
400 WEST COMMERCIAL STREET  
OZARK, AR 72949



**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.**

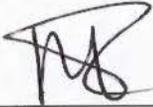
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line 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 Megan Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/16/24 I filed at the office of the COLORADO County Clerk and caused to be posted at the COLORADO County courthouse this notice of sale.



Declarants Name: Megan Randle

Date: 3/16/24

**EXHIBIT "A"**

FIELD NOTES OF A SURVEY OF 9.92 ACRE TRACT OF LAND OUT OF THE I&G.N.R.R. CO. SURVEY, SECTION 59, ABSTRACT NO. 302, COLORADO COUNTY, TEXAS. SAID 9.92 ACRE TRACT BEING THAT SAME PROPERTY DESCRIBED IN A DEED DATED SEPTEMBER 13, 1985 TO REIFORD R. HUNTINGTON, JR., AND WIFE, KATHY R. HUNTINGTON, RECORDED IN VOLUME 512, PAGE 8, COLORADO COUNTY DEED RECORDS FOR WHICH REFERENCE IS MADE AND THE SAID 9.92 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE CALLED NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE COMMON NORTHWEST CORNER OF A CALLED 39.91 ACRE TRACT DESCRIBED IN VOLUME 78, PAGE 444, COLORADO COUNTY OFFICIAL RECORDS AND BEING ALSO IN THE COMMON SOUTHERLY LINE OF A CALLED 87 ACRE TRACT DESCRIBED IN A DEED TO INTERNATIONAL CONTACT LENS CO., INC., VOLUME 295, PAGE 46, COLORADO COUNTY DEED RECORDS, FROM SAID CORNER A 1/2 INCH IRON ROD FOUND FOR THE CALLED NORTHEAST CORNER OF THE SAID 39.91 ACRE TRACT BEARS NORTH 88 DEGREES 02' 22" EAST A DISTANCE OF 809.15 FEET;

THENCE SOUTH 01 DEGREES 50' 07" EAST A DISTANCE OF 532.21 FEET (CALLED SOUTH 02 DEGREES 58' 38" EAST - 536.88') WITH THE WESTERLY LINE OF THE SAID 39.91 ACRE TRACT, BEING THE COMMON EASTERLY LINE OF THE HEREIN DESCRIBED TRACT TO A 3/4 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT. BEING ALSO THE COMMON NORTHEAST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN A DEED TO MARVIN A. STANKE. EL UX, VOLUME 581, PAGE 672, COLORADO COUNTY OFFICIAL RECORDS;

THENCE SOUTH 88 DEGREES 11' 20" WEST (CALLED SOUTH 86 DEGREES 53' 23" WEST) WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, THE COMMON NORTHERLY LINE OF THE SAID STANKE 10.00 ACRE TRACT AND AT 751.98 FEET A 3/4 INCH IRON PIPE FOUND IN THE EASTERLY LINE OF A 60' RADIUS CUL-DE-SAC OF BRANDT LANE (60' R.O.W. PER EASEMENT RECORDED IN VOLUME 512, PAGE 8, COLORADO COUNTY DEED RECORDS) AND CONTINUING FOR A TOTAL DISTANCE OF 811.90 FEET (CALLED 811.96') TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE COMMON SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN A DEED TO SAMUEL A. DEFOOR, VOLUME 511, PAGE 65, COLORADO COUNTY DEED RECORDS, BEING ALSO THE COMMON NORTHWEST CORNER OF THE SAID STANKE 10.00 ACRE TRACT;

THENCE NORTH 01 DEGREES 47' 01" WEST A DISTANCE OF 533.12 FEET (CALLED NORTH 02 DEGREES 58' 38" WEST - 536.13') WITH THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON EASTERLY LINE OF THE SAID DEFOOR TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE CALLED NORTHWEST CORNER OF THE HEREIN DESCRIBED 9.92 ACRE TRACT, BEING ALSO THE COMMON NORTHEAST CORNER OF THE SAID DEFOOR 10.00 ACRE TRACT, BEING ALSO IN THE COMMON SOUTHERLY HNE OF THE SAID 87 ACRE TRACT AND FROM SAID CORNER A 1/2 INCH IRON ROD FOUND FOR THE CALLED NORTHWEST CORNER OF THE SAID 10.00 ACRE TRACT BEARS SOUTH 88 DEGREES 17' 11" WEST A DISTANCE OF 811.30 FEET;

THENCE NORTH 88 DEGREES 15' 11" EAST A DISTANCE OF 811.42 FEET (CALLED NORTH 86 DEGREES 50' 13" EAST - 811.96') WITH THE SOUTHERLY LINE OF THE SAID 87 ACRE TRACT, BEING THE COMMON NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT TO THE PLACE OF BEGINNING, CONTAINING 9.92 ACRES OF LAND, MORE OR LESS