

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 7th day of October, 2025
Time: 1pm or not later than three hours after that time
Place: AT The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Lamar County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: June 20, 2023
Grantor(s): BRANDON CHAU, A SINGLE PERSON
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Independent Bank, its successors and assigns
Original Principal: \$71,010.00
Recording Information: Deed Inst.# 205146-2023,
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$71,010.00 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: Lamar
Property Description: (See Attached Exhibit "A")
Property Address: 340 County Road 34710, Paris, TX 75460
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 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: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S):

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

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

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 NewRez LLC d/b/a Shellpoint Mortgage Servicing

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 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 RANDY DANT whose address is 14800 LANDMARK BLVD. I declare

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

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

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

EXHIBIT "A"

Field Notes - 5.99 Acres

Situated about 10.4 miles North 22° West from the City of Paris, in the County of Lamar, State of Texas, a part of the R.J. Shockey Survey #910 and being a tract of land conveyed to Gordon Chau and Marla Chau by deed recorded in Doc.# 058310-2008 of the Official Public Records of said County and State.

Beginning at a 3/8" iron pin found at the Southwest corner of the Chau tract and the Northwest Corner of a 20' wide stripe of land conveyed to John T. Dominy and Addie M. Dominy by deed recorded in Vol. 182, Page 23 of the Real Property Records of said County and State and being in the East boundary line of a called 31.64 acre tract conveyed to The Veterans Land Board by deed recorded in Vol. 532, Page 564 of the Deed Records of said County and State.

Thence N 87°28'10" E a distance of 19.78' to the Northeast corner of the 20' wide tract and the Northwest corner of a called 8.80 acre tract conveyed to Roger A. Christenson et ux by deed recorded in Doc.# 062779-2008 of said Official Public Records;

Thence along the South boundary line of Chau tract as follows: S 89°35'02" E a distance of 382.30' to 3/8" iron pin found; S 89°46'58" E a distance of 129.21' to a 3/8" iron pin found at the Southeast corner of the Chau tract and the Northeast corner of the 8.80 acre tract and West boundary line of a called 46.05 acre tract conveyed to Glenn A. Smallwood by deed recorded in Vol. 541, Page 98 of the Real Property Records of said County and State;

Thence N 00°02'16" E along the West boundary line of the 46.05 acre tract a distance of 491.39' to the Northeast corner of the Chau tract;

Thence N 89°45'09" W a distance of 532.36' to the Northwest corner of the Chau tract and the East boundary line of the 31.64 acre tract;

Thence S 00°05'24" E along a fence a distance of 491.30' to the point of beginning and containing 5.99 acres of land.

Field Notes — 20' Roadway and Utility Easement

0.35 Acres

Situated about 10.4 miles North 22° West from the City of Paris, in the County of Lamar, State of Texas, a part of the R.J. Shockey Survey #910 and being the first tract described in a deed to John T. Dominey et ux recorded in Vol. 182, Page 23 of the Real Property Records of said County and State and reserved by Wanda L. Cerwensky end being part of the same tract described in Vol. 655, Page 375 Deed Records.

Beginning at 3/8" iron pin found at the Northwest corner of the 20' wide tract and Southwest corner of a tract of land conveyed to Gordon Chau and Marla Chau by deed recorded In Doc.# 058310-2008 of the Official Public Records of said County and State and being in the East boundary line of a called 31.64 acre tract conveyed to the Veterans Land Board by deed recorded in Vol. 532, Page 564 of the Deed Records of said County and State.

Thence S 00°15'54" W along the East boundary line of the 31.64 acre tract a distance of 778.34' to a 1/2" iron pin found at the Southwest corner of the 20' wide tract and the Southeast corner of the 31.64 acre tract and being in the North boundary line of County Road #34710;

Thence N 89°40'36" E along said County Road a distance of 19.90' to a 1/2" iron pin found at the Southeast corner of the 20' wide tract and the Southwest corner of a called 8.80 acre