

6-2-2026

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 05/17/2022
Grantor(s): MARK NAJERA, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$166,666.00
Recording Information: Instrument 2022-00006073
Property County: Bowie
Property: (See Attached Exhibit "A")
Reported Address: 12058 W 7TH ST, TEXARKANA, TX 75501

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of June, 2026
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT (NORTH) ENTRANCE OF THE COURTHOUSE in Bowie County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bowie County Commissioner's Court, at the area most recently designated by the Bowie County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2026 APR 30 AM 10:45

Tejas

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.


Substitute Trustee(s): Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Jabria Foy whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on April 30, 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 Court.

By:  _____
Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE WILLIAM GAYLOR HEADRIGHT SURVEY, ABSTRACT NO. 238, BOWIE COUNTY, TEXAS, AND BEING A PART OF A CERTAIN 8 ACRE TRACT OF LAND AS CONVEYED TO K.E. BEMIS BY WARRANTY DEED RECORDED IN VOLUME 486, PAGE 108 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING ALL OF THAT CERTAIN 0.381 ACRE TRACT OF LAND AS CONVEYED TO TSD INVESTMENTS LLC BY GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2017-4563 OF 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 1/2" IRON PIN SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.381 ACRE TRACT, THE POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF CERTAIN 1.327 ACRE TRACT OF LAND AS CONVEYED TO DOUGLAS TAYLOR AND WIFE, KAREN TAYLOR, BY WARRANTY DEED RECORDED IN VOLUME 5812, PAGE 160 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 (WEST 7TH STREET);

THENCE: S 61 DEGREES 30'00" W, 150.00 FEET WITH THE SOUTH LINE OF SAID 0.381 ACRE TRACT AND WITH SAID NORTH RIGHT-OF-WAY LINE TO A 1/2" IRON PIN FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.381 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CERTAIN 0.42 ACRE TRACT OF LAND AS CONVEYED TO K.E. BEMIS AND WIFE, RUTH BEMIS, BY WARRANTY DEED RECORDED IN VOLUME 2086, PAGE 310 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 00 DEGREES 57'52" W, 125.12 FEET WITH THE WEST LINE OF SAID 0.381 ACRE TRACT AND THE EAST LINE IF SAID 0.42 ACRE TRACT TO A 1/2" IRON PIN FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 0.381 ACRE TRACT, SAID CORNER ALSO LOCATED ON THE SOUTH LINE OF A CERTAIN 0.972 ACRE TRACT OF LAND AS CONVEYED TO CATHY JEAN ASHLIN BY QUITCLAIM DEED RECORDED IN VOLUME 1873, PAGE 37 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 61 DEGREES 11'46" E, 148.22 FEET WITH THE NORTH LINE OF SAID 0.381 ACRE TRACT AND THE SOUTH LINE OF SAID ASHLIN TRACT TO A 1/2" IRON PIN SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 0.381 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID ASHLIN TRACT, SAID CORNER ALSO LOCATED ON THE WEST LINE OF SAID TAYLOR TRACT; THENCE: S 01 DEGREES 51'23" E, 125.01 FEET WITH THE EAST LINE OF SAID 0.381 ACRE TRACT AND THE WEST LINE OF SAID TAYLOR TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.381 ACRES OF LAND, MORE OR LESS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

June 2, 2026

Notice of Foreclosure Sale

COPY

May 12, 2026

Deed of Trust ("Deed of Trust"):

Dated: December 28, 2022

Grantor: ANTONIO LOPEZ

Trustee: KYLE B. DAVIS

Lender: SHANE NAFE

Recorded in: Instrument No. 2022-00014666 of the real property records of Bowie County, Texas.

FILED FOR RECORDING
BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK
2026 MAY 12 PM 3:25

Secures: Promissory Note ("Note") in the original principal amount of \$104,800.00 executed by ANTONIO LOPEZ ("Borrower") and payable to the order of Lender.

Property: Described on Exhibit A attached hereto and incorporated herein.

Foreclosure Sale:

Date: Tuesday, June 2, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Bowie County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that SHANE NAFE's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, SHANE NAFE, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of SHANE NAFE's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with SHANE NAFE's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

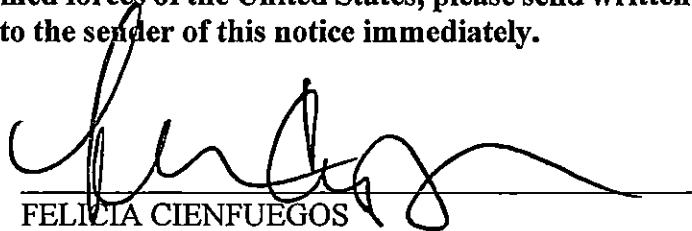
If SHANE NAFE passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by SHANE NAFE. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



FELICIA CIENFUEGOS

Attorney for Lender

LANGDON ★ DAVIS

625 Sam Houston St

New Boston, TX 75570

Telephone (903)628-5571

Telecopier (903)628-5868

EXHIBIT A

TRACT ONE:

Being 10.02 acres of land situated in the T&P RR Company Survey, Block 2, Section 4, A-889, Bowie County, Texas, and being a portion of a 124.000 acre tract described in a deed to Piney Ridge Ventures, LLC, recorded as File Number 2022-00012338, Bowie County Deed Records, (BCDR), said 10.02 acre tract being more particularly described by metes and bounds as follows, and identified as "Tract 1" on the plat prepared by MTX Surveying, LLC on file as Job No. 220695 (DWG No. 220695-1), dated October 20, 2022. (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a point for corner being in the approximate centerline of County Road 4507, same being the east line of a called 33.000 acre tract described in a deed to Marcial Garduno and Rosa Elena Garduno, recorded as File Number 2021-00010834, BCDR, said point being the northwest corner of said 124.000 acre tract and of this tract, from which point a 1/2" iron rod with plastic cap marked "TPS 100834-00" found in place at the northeast corner of said 124.000 acre tract bears N 88° 25' 36" E, a distance of 2,621.80 feet, another 1/2" iron rod with same markings found for the southeast corner of same bears S 57° 05' 29" E, a distance of 3,180.59 feet;

THENCE N 88° 25' 36" E, with the north line of this tract, the south line the residue of a called 640 acre tract described in a deed to Maya Timber, LLC, recorded as File Number 2019-00003023 BCDR, at 30.22 feet pass a 1/2" iron rod with plastic cap stamped "TPS 100834-00" found in place as a reference to corner, in all a total distance of 1,157.94 feet to a 1/2" iron rod with plastic cap marked "MTX Surveying, set for the northeast corner of this tract, same being the northwest corner of a 25.933 acre Tract 10, surveyed by me this same date;

THENCE S 01° 34' 24" E, with the east line of this tract, west line of said Tract 10, a distance of 352.65 feet to a 1/2" iron rod with plastic cap marked "MTX Surveying", set for the southeast corner of this tract, same being the northeast corner of a 10.02 acre Tract 2, surveyed by me this same date;

THENCE S 88° 25' 36" W, with the south line to this tract, the north line of said Tract 2, at 1,288.10 feet pass a 1/2" iron rod with plastic cap marked "MTX Surveying" set as a reference to corner, in all a total distance of 1,318.14 feet to a point for corner for the southwest corner of this tract, same being the northwest corner of said Tract 2, and in County Road 4507;

THENCE with the west line of this tract, the east line of said Garduno tract and with County Road 4507, the following three courses,

1) N 22° 59' 50" E, a distance of 46.02 feet to a point for corner,

2) N 23° 00' 23" E, a distance of 201.53 feet to a point for corner,

3) N 22° 35' 50" E, a distance of 139.79 feet to the POINT OF BEGINNING and containing 10.02 acres of land, more or less.

TRACT TWO:

Being 10.02 acres of land situated in the T&P RR Company Survey, Block 2, Section 4, A-889, Bowie County, Texas, and being a portion of a 124.000 acre tract described in a deed to Piney Ridge Ventures, LLC, recorded as File Number 2022-00012338 Bowie County Deed Records, (BCDR), said 10.02 acre tract being more particularly described by metes and bounds as follows, and identified as "Tract 1" on the plat prepared by MTX Surveying, LLC on file as Job No. 220695 (DWG No. 220695-2), dated October 20, 2022. (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a point for corner being in the approximate centerline of County Road 4507, same being the east line of a called 33.000 acre tract described in a deed to Marcial Garduno and Rosa Elena Garduno, said point being the southwest corner of a 10.02 acre Tract 1 surveyed this same date, same being the northwest corner of this tract, from which point a 1/2" iron rod with plastic cap marked "TPS 100834-00" found in place at the northeast corner of said 124.000 acre tract bears N 81° 12' 08" E, a distance of 2,804.27 feet, another 1/2" iron rod with same markings found for the southeast corner of same bears S 64° 04' 34" E, a distance of 3,136.27 feet;

THENCE N 88° 25' 36" E, with the north line of this tract, the south line of said Tract 1, at 30.05 feet a 2" iron rod with plastic cap marked "MTX Surveying" set as a reference to corner, in all a total distance of 1,318.15 feet to a 2" iron rod with plastic cup marked "MTX Surveying", set for the northeast corner of this tract, same being the southeast corner of said Tract 1, same being in the west line of a 25.933 acre Tract 10, surveyed by me this same date;

THENCE S 01° 34' 24" E, with the east line of this tract, the west line of said Tract 10, at 241.47 feet a 1/2" iron rod with plastic cap marked "MTX Surveying" set for the most northerly southwest corner of said Tract 10, same being the northwest corner of a 12.000 acre Tract 7 surveyed by me this same date, continuing on same course with the west line of said Tract 7, in all a total distance of 313.81 feet to a 1/2" iron rod with plastic cap marked "MTX Surveying", set for the southeast corner of this tract, same being the northeast corner of a 10.02 acre Tract 3 surveyed by me this same date;

THENCE S 88° 25' 36" W, with the south line of this tract, the north line of said Tract 3 at 1,432.81 feet pass a 1/2" iron rod with plastic cap marked "MTX Surveying" set as a reference to corner, in all a total distance of 1,463.98 feet to a point for corner for the southwest corner of this tract, same being the northwest corner of said Tract 3, and in County Road 4507;

THENCE with the west line of this tract, the east line of said Garduno tract and with County Road 4507 the following two courses,

1) N 23° 25' 07" E, a distance of 289.28 feet to a point for corner,

2) N 22° 59' 21" E, a distance of 54.05 feet to the PLACE OF BEGINNING and containing 10.02 acres of land, more or less.

June 2, 2026

COPY

Notice of Foreclosure Sale

May 12, 2026

Deed of Trust ("Deed of Trust"):

Dated: August 1, 2023

Grantor: ANTONIO LOPEZ

Trustee: SHANE NAFE

Lender: SHANE NAFE

Recorded in: Instrument No. 2023-00007400 of the real property records of Bowie County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$40,000.00 executed by ANTONIO LOPEZ ("Borrower") and payable to the order of Lender.

Property: Described on Exhibit A attached hereto and incorporated herein.

Foreclosure Sale:

Date: Tuesday, June 2, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Bowie County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that SHANE NAFE's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, SHANE NAFE, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of SHANE NAFE's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with SHANE NAFE's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

FILED FOR RECORDING IN:
BOWIE COUNTY, TEXAS
FRMA PETTY, COUNTY CLERK
2026 MAY 12 PM 3:24

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

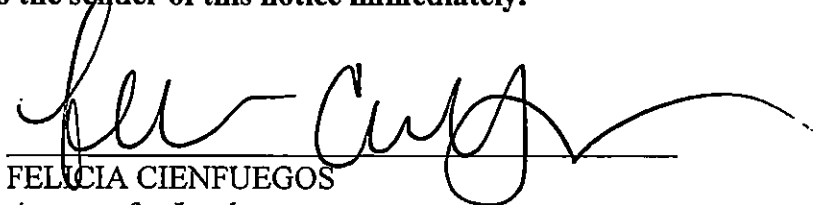
If SHANE NAFE passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by SHANE NAFE. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



FELICIA CIENFUEGOS

Attorney for Lender

LANGDON ★ DAVIS

625 Sam Houston St

New Boston, TX 75570

Telephone (903)628-5571

Telecopier (903)628-5868

EXHIBIT A

Being 10.02 acres of land situated in the T&P RR Company Survey, Block 2, Section 4, A-889, Bowie County, Texas, and being a portion of a 124.000 acre tract described in a deed to Piney Ridge Ventures, LLC, recorded as File Number 2022-00012338 Bowie County Deed Records, (BCDR), said 10.02 acre tract being more particularly described by metes and bounds as follows, and identified as "Tract 3" on the plat prepared by MTX Surveying, LLC on file as Job No. 220695 (DWG No. 220695-3), dated October 20, 2022. (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a point for corner being in the approximate centerline of County Road 4507, also the east line of a called 33.000 acre tract described in a deed to Marcial Garduno and Rosa Elena Garduno, recorded as File Number 2021-00010834, BCDR, said point being the southwest corner of a 10.02 acre Tract 2 surveyed this same date, same being the northwest corner of this tract, from which point a 1/2" iron rod with plastic cap marked "TPS 100834-00" found in place at the northeast corner of said 124.000 acre tract bears N 75° 36' 11" E, a distance of 3,002.74 feet, another 1/2" iron rod with same markings found for the southeast corner of same bears S 70° 23' 50" E, a distance of 3,139.84 feet;

THENCE N 88° 25' 36" E, with the north line of this tract, the south line of said Tract 2, at 31.27 feet pass a 1/2" iron rod with plastic cap marked "MTX Surveying" set as a reference to corner, in all a total distance of 1,463.98 feet to a 1/2" iron rod with plastic cap marked "MTX Surveying", set for the northeast corner of this tract, same being the southeast corner of said Tract 2, same being in the west line of a 12.00 acre Tract 7, surveyed by me this same date;

THENCE S 01° 34' 24" E, with the east line of this tract, the west line of said Tract 7, a distance of 285.14 feet to a 1/2" iron rod with plastic cap marked "MTX Surveying", set for the southeast corner of this tract, same being the northeast corner of a 10.02 acre Tract 4 surveyed by me this same date;

THENCE S 88° 25' 36" W, with the south line of this tract, the north line of said Tract 4 at 1,567.50 feet pass a 1/2" iron rod with plastic cap marked "MTX Surveying" set as a reference to corner, in all a total distance of 1,597.50 feet to a point for corner for the southwest corner of this tract, same being the northwest corner of said Tract 4, and in County Road 4507;

THENCE N 23° 31' 09" E, with the west line of this tract, the east line of said Garduno tract and with County Road 4507 a distance of 291.68 feet to the PLACE OF BEGINNING and containing 10.02 acres of land, more or less.

June 2, 26

FOR RECORD IN:
BOWIE COUNTY, TEXAS
FRVA PETTY, COUNTY CLERK

2026 MAY 12 AM 10:33

1 & 3 PINTO CIRCLE/5202 GALLOPING WAY
TEXARKANA, TX 75503

0000010785822

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: June 02, 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 February 07, 2024 and recorded in Document INSTRUMENT NO. 2024-00001464 real property records of BOWIE County, Texas, with MARGO JORDAN, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARGO JORDAN, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$262,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM5 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.

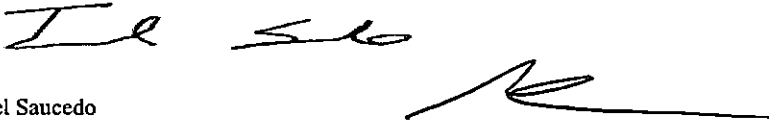
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any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

c/o SERVICEMAC LLC
9726 OLD BAILES RD., SUITE 200
FORT MILL, SC 29707-7882



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: _____

0000010785822

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT NUMBERED FOUR (4) IN BLOCK NUMBERED THREE (3) OF COOPER LANE ESTATES, A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT NO. 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 3738, PAGE 20 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT OF LAND BEING THAT SAME TRACT CONVEYED FROM WILLIAM H. FARRIS TO C&M PROPERTIES PARTNERSHIP, L.L.P. BY GENERAL WARRANTY DEED DATED MAY 16, 2005 AND RECORDED IN VOLUME 4621, PAGES 140-143 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 INCH REINFORCING STEEL ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT NO. 4 IN BLOCK NO. 3 OF COOPER LANE ESTATES;

THENCE: S 00° 16' 58" E, 100.00 FEET WITH THE EAST LINE OF SAID LOT NO. 4 AND THE WEST LINE OF A CERTAIN TRACT CONVEYED TO DEBBIE LYNN FRANKUM ROBERSON BY DEED RECORDED IN VOLUME 3230, PAGE 74 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO A 1/2 INCH REINFORCING STEEL ROD FOUND FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF A STREET DESIGNATED AS PINTO CIRCLE AT THE SOUTHEAST CORNER OF SAID LOT NO. 4;

THENCE: S 89° 43' 02" W, 115.00 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF PINTO CIRCLE TO A 1/2 INCH REINFORCING STEEL ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;

THENCE: NORTHWESTERLY WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 39.27 FEET THROUGH A CENTRAL ANGLE OF 90° 00' 00" (CHORD BEING N 45° 16' 58" W, 35.36 FEET) TO A 1/2 INCH REINFORCING STEEL ROD FOUND FOR CORNER AT THE END OF SAID CURVE AND BEING IN THE EAST RIGHT-OF-WAY LINE OF A STREET DESIGNATED AS GALLOPING WAY;

THENCE: N 00° 16' 58" W, 75.00 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID GALLOPING WAY TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT NO. 4;

THENCE: N 89° 43' 02" E, 140.00 FEET WITH THE NORTH LINE OF SAID LOT NO. 4 AND THE SOUTH LINE OF LOT NO. 3 IN BLOCK NO. 3 OF SAID COOPER LANE ESTATES, SAID LOT NO. 3 BEING THAT SAME TRACT CONVEYED TO LEONARD L. & DONNA HOWELL BY DEED DATED NOVEMBER 29, 2005 AND RECORDED IN VOLUME 4778, PAGE 251 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 13866 SQUARE FEET (0.318 ACRES) OF LAND, MORE OR LESS.

June 2, 26

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
A PETTY, COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 MAY 12 AM 10: 21

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BOWIE

WHEREAS, by that certain Deed of Trust, Security Agreement—Financing Statement (the “Deed of Trust”) dated March 25, 2022, recorded in the Real Property Records of Bowie County, Texas as Instrument Number 2022-0003787, Magnolia-John, LLC, a Texas limited liability company (“Grantor”), conveyed to John C. Shackelford, as Trustee, that certain Property (defined in the Deed of Trust), including the real property located in Bowie County, Texas more particularly described as follows:

ALL OF LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) OF RICHMOND-MCKNIGHT ADDITION, A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT NO. 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT RECORDED IN VOLUME 2778, PAGE 292 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

The Property’s commonly known addresses being 4205 Richmond Meadow, Texarkana, Bowie County, Texas 75503, respectively. Said conveyance was to secure payment of that certain Promissory Note (the “Note”) therein described, as the same may have been subsequently modified, renewed and extended, in the original stated principal amount of One Million Eight Hundred Fifty Thousand and 00/100 dollars (\$1,850,000.00), of even date with the Deed of Trust, executed by Grantor, and made payable to the order of Harmony Bank (“Lender”); and

WHEREAS, the undersigned has been appointed as a Substitute Trustee in the place and stead of the Trustee named in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred and continues under the terms of the Deed of Trust and

Tejas

Lender, as sole owner and holder of the Note and indebtedness, as well as Beneficiary under the Deed of Trust, has requested that a Substitute Trustee sell the Property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 2nd day of June 2026, beginning at 11:00 a.m. local time, or not later than three (3) hours after that time, a duly appointed Substitute Trustee will sell the Property to the highest bidder for cash in the area designated for foreclosure sales by the Commissioner's Court of Bowie County, Texas, pursuant to §51.002 of the Texas Property Code, to wit: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

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.

WITNESS MY HAND this 11th day of May, 2026.

/s/ Derek D. Rollins

Derek D. Rollins, Substitute Trustee
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
(214) 780-1400

June 2, 26

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK

Deed of Trust

2026 MAY 12 AM 10: 22

Date: 10/31/2025

Grantor(s): Andre Jory Lawson

Mortgagee: 219 Marshall, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 2025-00012140

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 8, Block 29, Beverly Heights Addition, to the City of Texarkana, Bowie County, Texas (Volume 558, Page 12, of the Deed Records, Bowie County, Texas).** (more particularly described in the Loan Documents).

Date of Sale: 6/2/2026

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

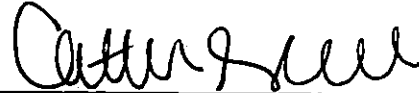
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces 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:

219 Marshall, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 5/12/2026



~~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 Michael
Journigan or David Koenig or
Jacqueline Holmes or Jesus
Guzman or Larry Rojas or Joey
Breux or William Ayala or Steve
Rangle or Jackie Hopson or Neiman
Henderson or Terry Griffin or
Jarrod Anderson or Michael
Shepherd or Francisco Rodriguez
or Marlene Massicotte or Gary
Diagle or Edgar Ochoa 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 Alvarez or
Tamirramunashe 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,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057~~

June 2, 26

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TRINA PETTY, COUNTY CLERK

Deed of Trust

2026 MAY 12 AM 10: 21

Date: 12/15/2025
Grantor(s): James Jeffery Gosselin Jr.
Mortgagee: 2301 Commonwealth, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2026-00001329
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, **See Exhibit "A" attached hereto and made a part hereof.** (more particularly described in the Loan Documents).

Date of Sale: 6/2/2026

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

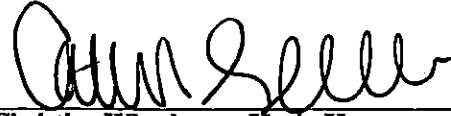
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces 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:

2301 Commonwealth, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 5/12/2026



~~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 Michael
Journigan or David Koenig or
Jacqueline Holmes or Jesus
Guzman or Larry Rojos or Joey
Breux or Willian Ayala or Steve
Rangle or Jackie Hopson or Neiman
Henderson or Terry Griffin or
Jarrod Anderson or Michael
Shepherd or Francisco Rodriguez
or Marlene Massicotte or Gary
Diagle or Edgar Ochoa 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 Alvarez or
Tamiriramunashe 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,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057~~

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED ABOUT 9 MILES NORTHWEST OF NEW BOSTON, BOWIE COUNTY, TEXAS, BEING A PART OF THE R.C. HARRIS HEADRIGHT SURVEY, ABST. NO. 255, AND BEING THE SAME TRACT RECORDED IN VOLUME 372, PAGES 100-103 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AS MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE AND FENCE CORNER THIS POINT BEING IS THE EAST LINE OF F.M. ROAD NO. 992 76.3 FEET EAST OF THE NORTHWEST CORNER OF A 50 ACRES RECORDED IN VOLUME 350, PAGE 328; THENCE SOUTH 6 DEG. 16 MIN, EAST 612 FEET ALONG THE EAST LINE OF THE F.M. ROAD TO A FENCE CORNER: THENCE EAST 208.7 FEET ALONG A FENCE TO A FENCE CORNER AND IRON STAKE FOR CORNER; THENCE NORTH 6 DEG. 16 MEN. WEST 612 FEET ALONG A FENCE TO AN IRON STAKE AND FENCE CORNER; THENCE WEST 208.7 FEET ALONG A FENCE TO THE POINT OF BEGINNING, CONTAINING 2.932 ACRES OF LAND, MORE OR LESS, AND FIELD NOTES HERETOFORE WERE FURNISHED BY WILLIE WILLIS FROM AN ON-THEGROUND SURVEY MADE SEPTEMBER 30, 1980.

6-2-24

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
FRMA PETTY, COUNTY CLERK

24-230737

Notice of Substitute Trustee's Sale **2023 MAY -7 AM 11:52**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: December 7, 2023	Original Mortgagor/Grantor: FANNIE M. MAZONE
Original Beneficiary / Mortgagee: ("MERS") MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 2023-00011878	Property County: BOWIE
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Blvd, Suite 500, Dallas, Texas 75019

* 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.

Secures: Note in the original principal amount of \$150,000.00, executed by FANNIE M. MAZONE and payable to the order of Lender.

Property Address/Mailing Address: 816 N KENWOOD RD, TEXARKANA, TX 75501

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT NUMBERED TWO (2) OF KENWOOD PARK 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, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH REINFORCING STEEL ROD FOUND FOR CORNER ON THE EAST RIGHT OF WAY LINE OF A STREET DESIGNATED AS NORTH KENWOOD ROAD, SAID POINT BEING S 89° 04' 00" E, 20.00 FEET AND S 00° 25' 21" E, 60.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT NO. 2;

THENCE S 00° 25' 21" E, 66.06 FEET WITH THE EAST RIGHT OF WAY LINE OF NORTH KENWOOD ROAD TO A 1/2 INCH REINFORCING STEEL ROD FOUND FOR CORNER;

THENCE S 89° 04' 00" E, 140.00 FEET TO A 1-1/2 INCH IRON PIPE FOUND FOR CORNER;

THENCE N 00° 25' 21" W, 66.06 FEET TO A 1/4 INCH REINFORCING STEEL ROD FOUND FOR CORNER;

THENCE N 89° 04' 00" W, 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2123 ACRES OF LAND, MORE OR LESS.

Date of Sale: June 02, 2026	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: 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 Commissioners Court OR AS



Teja's

DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The 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.

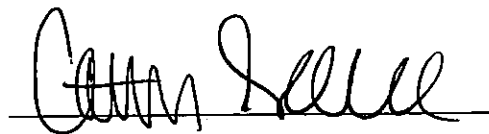
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST*, the owner and holder of the Note, has requested Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Servicelink Agency Sales and Posting, LLC OR Tejas
Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112

6-2-26

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
FRAN PETTY, COUNTY CLERK

TS#: 25-017669
LOAN TYPE: Conventional

2026 MAY -7 AM 11:52

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 THEW. 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;

Texas

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: 06/02/2026

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 refiled 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.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at: <https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

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: 05/05/2026

Jeff Elliott (AWEST)

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**

2026 APR 16 AM 11:01

6/2/26

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 2nd day of June, 2026
Time: 10:00 AM 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 26, 2008
Grantor(s): Mary Ann Henderson, Single and Lakeisha Brown, Single
Original Mortgagee: Walter Mortgage Company
Original Principal: \$41,418.00
Recording Information: Deed Inst.# 2008-00017589,
Current Mortgagee/Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Secures: The Promissory Note (the "Note") in the original principal amount of \$41,418.00 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: 1735 Cr 1101, New Boston, TX 75570
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: NewRez, LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 25-02882TX

TEXAS

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com 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 U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)

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 Kara Riley whose address is 12215 CR 21290 Henderson TX. I declare

under penalty perjury that 4/16/26 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.: 25-02882TX

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JESSE HALL HEADRIGHT SURVEY, BOWIE COUNTY, TEXAS, BEING A PART OF A 10.00 ACRE TRACT CONVEYED BY W.W. WHITE AND WIFE, F.P. WHITE TO WILL MOSS BY DEED DATED AUGUST 22, 1944, AND RECORDED IN VOLUMB 200, PAGE 546, DEED RECORDS OF BOWIE COUNTY, TEXAS,

BEGINNING AT THE SE CORNER GO NORTH WITH EAST LINE OF 10 ACRE TRACT A DISTANCE OF 653.4 FT.

THENCE: WEST A DISTANCE OF 200' TO EAST LINE OF 3.33 ACRE TRACT CONVEYED TO EMMA MOSS

THENCE SOUTH WITH EAST LINE 653.4 FT. TO SOUTH LINE OF 10 ACRE TRACT THENCE EAST 200' TO THE POINT OF BEGINNING

LESS AND EXCEPT A NONECLUSIVE 30 FOOT EASEMENT ALONG THE EAST LINE OF SAID 3 ACRE TRACT TO BE GRANTED FOR THE USE OF INGRESS AND EGRESS TO REMAINING PROPERTY.

6/2/24

26-409741

2026 APR 16 AM 11:03

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 26, 2022	Original Mortgagor/Grantor: JIMMY CARROL MURRY III
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SWBC MORTGAGE CORPORATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2022-00006503	Property County: <u>BOWIE</u>
Mortgage Servicer: Cenlar FSB	Mortgage Servicer's Address: 425 Phillips Blvd, Ewing, New Jersey 08618-1430

* 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.

Secures:Note in the original principal amount of \$273,141.00, executed by JIMMY CARROL MURRY III and payable to the order of Lender.

Property Address/Mailing Address: 3801 RIO GRANDE AVE, TEXARKANA, TX 75503

Legal Description of Property to be Sold: LOT NUMBERED TEN (10) IN BLOCK NUMBERED NINETEEN (19) OF GLENWOOD 4TH ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 342, PAGE 39, DEED RECORDS OF BOWIE COUNTY, TEXAS.

Date of Sale: June 02, 2026	Earliest time Sale will begin: 10:00 AM
------------------------------------	--

Place of sale of Property: Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SWBC MORTGAGE CORPORATION*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Trias

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SWBC MORTGAGE CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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/Joseph Vacek

Joseph Vacek

Attorney for Cenlar Federal Savings Bank

State Bar No.: 24038848

jvacek@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

6-2-24

BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK

2026 APR 23 AM 10:11

Our Case No. 25-07074-FC-2

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF BOWIE

Deed of Trust Date:
June 5, 1990

Property address:
4829 TREXLER RD
TEXARKANA, TX 75501

Grantor(s)/Mortgagor(s):
VIVIAN G. MITCHELL, FEME SOLE

LEGAL DESCRIPTION: All that certain tract or parcel of land located in the HOWARD ETHERIDGE HEADRIGHT SURVEY, Abstract No. 181, Bowie County, Texas, a part of the 40 acre tract of land conveyed to W.C. Cantrell by Leo Krouse by deed dated October 27, 1917 and recorded in Volume 79, Pages 145-146 of the Deed Records of Bowie County, Texas, designated as Block No. Twenty-nine (29) of the Krouse Subdivision and being more particularly described by metes and bounds as follows: COMMENCING at an iron pipe for corner, said POINT OF COMMENCING being South, 660.00 feet and East, 264.00 feet from the Northwest corner of Block No. 29 of the Krouse Subdivision; THENCE: East, 1056 feet to an iron pipe for corner, said point being in the centerline of a county road and also being the POINT OF BEGINNING for the herein described tract of land; Thence: South, 120.00 feet along the county road to an iron pin for corner; THENCE: West, 363.00 feet to an iron pin for corner; THENCE: North, 120.00 feet to an iron pin for corner; THENCE: East, 363.00 feet to the Point of Beginning and containing 1.00 acre of land, more or less. Also, being a part of the two (2) ten (10) acre tracts conveyed to Floyd Eaglin by Ben Cantrell and Oda Cantrell, husband and wife by deed recorded in Volume 489, Pages 916-917 of the Deed Records of Bowie County, Texas.

Original Mortgagee:
THE UNITED STATES OF AMERICA, ACTING THROUGH
THE FARMERS HOME ADMINISTRATION, UNITED
STATES DEPARTMENT OF AGRICULTURE

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Date of Sale: JUNE 2, 2026

Property County: BOWIE

Original Trustee: NEAL SOX JOHNSON

Recorded on: June 6, 1990
As Clerk's File No.: 6185

Substitute Trustee:
Tejas Corporate Services, LLC, Marinosci Law Group, PC

Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

Tejas

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Tejas Corporate Services, LLC, Marinosci Law Group, PC

, 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 2, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 as designated by the Commissioners' Court, of said county pursuant to Section 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 was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

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 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.

WITNESS MY HAND.

4-22-26

MARINOSCI LAW GROUP, P.C.

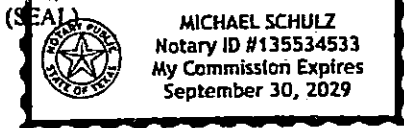
By: 
SAMMY HOODA
MANAGING ATTORNEY

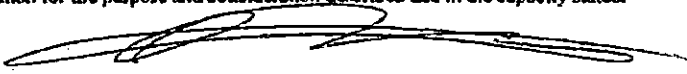
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 22 day of April 2026, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal.





Notary Public for the State of TEXAS

My Commission Expires: 9-30-29

Michael Schulz
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 25-07074

Return to:
MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

6/2/26

FILE FOR RECORDING
BOWIE COUNTY, TEXAS
TRIA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 APR 23 AM 10:11

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 2nd day of June, 2026
Time: 10:00 AM 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: January 25, 2024
Grantor(s): Kyle Hanes, an unmarried man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Financial Services, LLC., its successors and assigns.
Original Principal: \$184,000.00
Recording Information: Deed Inst.# 2024-00000904,
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$184,000.00 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: 221 Camelia Ave, Hooks, TX 75561
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.: 26-03949TX

Tejas

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com 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
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  whose address is 4800 Pine St in. I declare under penalty perjury that APR 23, 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"

Lot Numbered One (1) in Block Numbered Seven (7) in the BEVERLY HEIGHTS SECOND ADDITION in the City of Hooks, Bowie County, Texas; according to the map or plat of said Addition recorded in Volume 329, Page 346 of the Plat Records of Bowie County Texas.

6-2-26

FILED FOR RECORD IN
BOWIE COUNTY, TEXAS
TRINA PETTY, COUNTY CLERK

2026 APR 23 PM 1:28

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 144328-TX

Date: April 17, 2026

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: KENNETH J ELSEY AND JEANNETTE ELSEY, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Fifth Third Bank, N.A.

MORTGAGE SERVICER: FIFTH THIRD BANK, NATIONAL ASSOCIATION

DEED OF TRUST DATED 1/28/2022, RECORDING INFORMATION: Recorded on 2/7/2022, as Instrument No. 2022-00001457

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NUMBERED SEVEN AND THE SOUTH (S 1/2) OF LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED SIX (6) OF DELOACH AND MABRY'S ADDITION, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 31, BLOCK 296 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/2/2026, the foreclosure sale will be conducted in Bowie County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

FIFTH THIRD BANK, NATIONAL ASSOCIATION is acting as the Mortgage Servicer for Fifth Third Bank, N.A. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FIFTH THIRD BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Fifth Third Bank, N.A.
c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION
5001 Kingsley Drive
Cincinnati, OH 45263-5300



Matter No.: 144328-TX

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

§
§
§

COUNTY OF Bowie

Pursuant to the applicable provisions of Texas law, I, Sharon Sharp on April 23, 2026, on behalf of and at the specific instruction and request of FIFTH THIRD BANK, NATIONAL ASSOCIATION did file a Notice of Trustees Sale with the County Clerk of Bowie County, Texas and did post a like Notice at the door of the Courthouse of Bowie County, Texas. The land described in the Notice of Trustee's Sale is located in Bowie County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 4-23, 2026

Sharon Sharp
Sharon Sharp
(Printed Name)

As Agent for the Substitute Trustee Agency Sales and Posting, LLC

Sharon Sharp SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 23 day of April, 2026

Logan Cooper Moncrief
Notary Public in and for the State of Texas
My commission expires 04/23/28

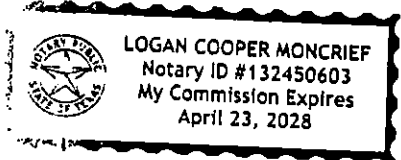


Exhibit "A"

LOT NUMBERED SEVEN AND THE SOUTH (S 1/2) OF LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED SIX (6) OF DELOACH AND MABRY'S ADDITION, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 31, BLOCK 296 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Return to:
ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 144328-TX