

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated December 29, 2006, executed by AUDRA A. MCLEMORE AND FELIX C. MCLEMORE, JR., A MARRIED COUPLE ("Mortgagor") to Tim Williams, Trustee for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 00001300, Official Public Records of Palo Pinto County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Angela Brown, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jeff Benton or Jamie Dworsky, Leslie Shuler, Bonny Mounger or Robin Shelton, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Palo Pinto County Courthouse at the place designated by the Commissioner's Court for such sales in Palo Pinto County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2006 Palm Harbor Manufactured Home, Serial No. MP1513522AB.

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.

FILED

EXECUTED this 12 day of May, 2026.

At 8:35 O'Clock A.M.

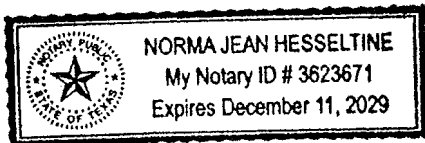
MAY 14 2026

Janette K. Dreen
Clerk of the County Court
Palo Pinto County, Texas
By A. Figueroa Deputy

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 12 day of May, 2026, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Of a 6.891 acre tract of land out of the r. Starr survey, Abstract No. 392, Palo Pinto County, Texas; and being part of a Certain 51.063 acres tract described in Volume 1332, Page 181 of the Official Public Records of Palo Pinto County, Texas; and Being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod at the northeast corner of said 51.063 acres tract, in Hog Mountain Road (paved), for the northeast corner of this tract.

Thence the southwest corner of said Survey is called to bear S. 74 deg. 53 min. 29 sec. W. 338.88 feet, s. 67 deg. 49 min. W. 241.0 feet, S. 85 deg. 04 min. W. 269.70 feet, and south 3997.74 feet.

Thence S. 01 deg. 55 min. 08 sec. E. at 31.6 feet pass a found 3/8" iron rod in the south line of said Road and in all 809.09 feet to a set spike for the southeast corner of this tract,

Thence s. 89 deg. 36 min. 33 sec. W. 372.27 feet to a set 3/8" iron rod for the southwest corner of this tract.

Thence N. 05 deg. 38 min. 21 sec. W. at 679.13 feet pass a set 3/8" iron rod in the south line of said Road in all 695.93 feet to a set nail in said Road and in the north line of said 51.063 acres tract for the Northwest corner of this tract.

Thence N. 67 deg. 49 min. E. 79.55 feet to a point for a corner of this tract.

Thence N. 74 deg. 53 min. 29 sec. E. 338.88 feet along said Road to a found 3/8" iron rod for a corner of this tract.

Thence N. 88 deg. 51 min. 01 sec. E. 12.73 feet along said road to the place of beginning.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/1/2023	Grantor(s)/Mortgagor(s): ADEYINKA H. OLAJIDE AND OLAMIDE W. OLAJIDE, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: SECURTIY SERVICE FEDERAL CREDIT UNION	Current Beneficiary/Mortgagee: Security Service Federal Credit Union
Recorded in: Volume: N/A Page: N/A Instrument No: 2023-00001419	Property County: PALO PINTO
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, NJ 8618
Date of Sale: 7/7/2026	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: THE EXTERIOR STEPS AT THE ENTRANCE TO THE DOOR OF SAID COURTHOUSE WHICH OPENS AND FACES TO THE EAST (THIS IS A TEMPORARY CHANGE FROM THE SOUTH DOOR) 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.	

Legal Description: LOT 89, PARADISE OAKS RANCH, A SUBDIVISION IN PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN BOOK 12, PAGE 98, SLIDE 1297, PLAT RECORDS, PALO PINTO COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Angela Brown, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jeff Benton or Jamie Dworsky, Leslie Shuler, Bonny Mounger or Robin Shelton, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.


The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 5/19/2026




Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated: 05/21/26

Donna Stockman


Printed Name:



Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED
At 12:32 O'Clock P M.

MAY 21 2026


Clerk of the County Court
Palo Pinto County, Texas
By A. Figueroa Deputy

MH File Number: TX-26-129512-POS
Loan Type: Conventional Residential

FILED
At 11:50 O'Clock A.M.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

ServiceLink Agency Sales and Posting, LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

2026
Janette K Green
Clerk of the County Court
Palo Pinto County, Texas
By *Elmer yover* Deputy

TS No TX07000094-26-1

APN R000567293 | R000026884

TO No 260041598-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 2, 2022, LACI RAELEA CHILDERY AND LEE CHILDERY, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RICHARD A. RAMIREZ as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$161,172.00, payable to the order of Rocket Mortgage, LLC sbm Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on February 7, 2022 as Document No. 2022-00000932 in Book 2427, on Page 863 and that said Deed of Trust was modified by Modification Agreement and recorded May 6, 2025 as Instrument Number 2025-00002487 in Palo Pinto County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000567293 | R000026884

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **ServiceLink Agency Sales and Posting, LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Rocket Mortgage, LLC sbm Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

SL 4871999

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 7, 2026 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Palo Pinto County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the exterior steps at the entrance to the door of the Palo Pinto County Courthouse which opens and faces to the south, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

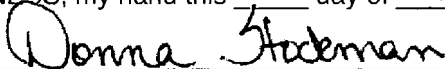
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Rocket Mortgage, LLC sbm Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Rocket Mortgage, LLC sbm Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

WITNESS, my hand this 16th day of April 2026, _____.



By: ServiceLink Agency Sales and Posting, LLC
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000094-26-1

APN R000567293 | R000026884

TO No 260041598-TX-RWI

EXHIBIT "A"

ALL OF LOT 11 AND LOT 12, BLOCK 34, ORIGINAL TOWN OF STRAWN, PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 114, OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS.

FILED
At 9:42 O'Clock 11 A.M.

**NOTICE OF TRUSTEE'S SALE BY
SUBSTITUTE TRUSTEE**

JUN 11 2026
Clerk of the County Court
Palo Pinto County, Texas
By Barbara East Deputy

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described in Exhibit "A" attached hereto.
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **July 7, 2026**

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

Place: Palo Pinto County Courthouse in Palo Pinto, Texas, at the south door of the courthouse.

The deed of trust permits the beneficiary 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. Such reposting or refileing may be after the date originally scheduled for this sale.

3. 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. 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 Deeds of Trust executed by property owners listed in Exhibit "A". The Deeds of Trust are recorded in the plat records in the office of the County Clerk of Palo Pinto County, Texas, under the volumes and page numbers listed in Exhibit "A."

5. Obligations Secured. The Deeds of Trust provide that they secure the payment of the

[indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount payable to the order of Double Diamond, Inc.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the property owners to Double Diamond, Inc. Double Diamond, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated this 11 day of June, 2026.



Sandra Diaz
160 CLIFFS DRIVE
GRAFORD, TX 76449
(940) 745-7153

EXHIBIT "A"

Cliffs I -	Cliffs Phase I Subdivision, as described in the Amended plat recorded in Slide 455-460 of the Plat Records of Palo Pinto County, Texas.
Cliffs II -	Cliffs Phase II Subdivision, as described in the plat recorded in Slide 468-473 of the Plat Records of Palo Pinto County, Texas.
Cliffs III-	Cliffs Phase III Subdivision, as described in the plat recorded in Slide 475-479 of the Plat Records of Palo Pinto County, Texas.
Cliffs IV-	Cliffs Phase IV Subdivision, as described in the plat recorded in Slide 480-485 of the Plat Records of Palo Pinto County, Texas.
Cliffs V-	Cliffs Phase V Subdivision, as described in the plat recorded in Slide 488 of the Plat Records of Palo Pinto County, Texas.
Cliffs VI-	Cliffs Phase VI Subdivision, as described in the plat recorded in Slide 489 of the Plat Records of Palo Pinto County, Texas.
Cliffs VII-	Cliffs Phase VII Subdivision, as described in the plat recorded in Slide 499-503 of the Plat Records of Palo Pinto County, Texas.
Cliffs VIII-	Cliffs Phase VIII Subdivision, as described in the plat recorded in Slide 491-498 of the Plat Records of Palo Pinto County, Texas.
Cliffs IX-	Cliffs Phase IX Subdivision, as described in the plat recorded in Slide 507-513 of the Plat Records of Palo Pinto County, Texas.
Cliffs X-	Cliffs Phase X Subdivision, as described in the plat recorded in Slide 509 of the Plat Records of Palo Pinto County, Texas.
Cliffs XI-	Cliffs Phase XI Subdivision, as described in the plat recorded in Slide 525 of the Plat Records of Palo Pinto County, Texas.
Cliffs XII-	Cliffs Phase XII Subdivision, as described in the plat recorded in Slide 582 of the Plat Records of Palo Pinto County, Texas
Cliffs XIII-	Cliffs Phase XIII Subdivision, as described in the plat recorded in Slide 652 of the Plat Records of Palo Pinto County, Texas.
Birkdale-	Birkdale Timeshare Regime more fully described in the Declaration establishing the Birkdale Timeshare Regime recorded in Volume 972, page 779 of the Deed of Records of Palo Pinto County, Texas.
Vista Point-	Vista Point Timeshare Regime more fully described in the Declaration establishing the Vista Point Timeshare Regime recorded in Volume 1160, page 136 of the Deed of Records of Palo Pinto County, Texas.
Villas-	Villas at The Cliffs Resort Timeshare Regime more fully described in the Declaration establishing the Villas at The Cliffs Resort Timeshare Regime recorded in Volume 2243, Page 33, as amended.

MORTGAGOR	LOT	SUBDIVISION	DEED OF TRUST	
			VOLUME	PAGE
AYOKUNLE KOLAWOLE	198 & 1/520 Interest in Units 1-10	I & VILLAS	2554	199
SIASIA H. KROMAH	143 & 1/520 Interest in Units 1-10	IX & VILLAS	2578	273
ERIC NKUNDAKOZERA & CLAIRE KAYIRANGWA	66	THE CLIFFS XI	2541	674

FILED
At 10:56 O'Clock 11 M.

JUN 11 2026

Notice of Foreclosure Sale

Janelle K Green
Clerk of the County Court
Palo Pinto County, Texas
By *Branch* Deputy

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Deed of Trust ("Deed of Trust"):

Dated: April 30, 2019
Grantor: Marcus Maxie and Juanita Maxie
Original Trustee: Phil Garrett
Lender: Jewel M. Allen
Recorded in: Volume 2268, Page 650, Official Public Records of Palo Pinto County, Texas; Correction Deed of Trust filed in Volume 2271, Page 260, Official Public Records of Palo Pinto County, Texas; Corrected Deed of Trust filed in Volume 2291, Page 827, Official Public Records of Palo Pinto County, Texas.
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$50,000.00, executed by Marcus Maxie and Juanita Maxie ("Borrower") and payable to the order of Lender
Substitute Trustee: Keri Walden
Substitute Trustee's Address: 405 West Hubbard, P.O. Box 217, Mineral Wells, Texas, 76068

Foreclosure Sale:

Date: Tuesday, July 7, 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.
Place: Palo Pinto County Courthouse, Texas, at the following location: The area immediately outside the South door and main entrance of the Palo Pinto County Courthouse at 520 Oak Street in the City of Palo Pinto, Palo Pinto County, Texas; being the porch and steps for said entrance or any other area designated by the County Commissioners Court.
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 Jewel M. Allen'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, Jewel M. Allen, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Jewel M. Allen's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Jewel M. Allen'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Jewel M. Allen 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.

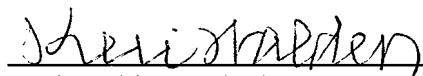
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Jewel M. Allen. 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, Substitute 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 Substitute 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.

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.



Keri Walden, Substitute Trustee
405 West Hubbard
P.O. Box 217
Mineral Wells, Texas 76068
Telephone (940) 325-2540
Telecopier (940) 325-2570
Email: keriwaldenlaw@yahoo.com

JUL 11 2026

Janette K Green
Clerk of the County Court
Palo Pinto County, Texas
Deputy

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: TRACT ONE: BEING A 0.323 ACRE TRACT OF LAND BEING ALL OF LOTS 1 THRU 5, BLOCK 1, SIKES ADDITION TO THE TOWN OF GRAFORD, PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 126 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS; BEING ALL OF A CERTAIN TRACT DESCRIBED IN VOLUME 2397, PAGE 864, OF THE OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) AT THE INTERSECTION OF THE CAST RIGHT OF WAY LINE OF OHIO STREET (PAVED) (80 FOOT WIDE RIGHT OF WAY) WITH THE NORTH RIGHT OF WAY LINE OF RAILROAD AVENUE (PAVED) (60 FOOT WIDE RIGHT OF WAY) AND AT THE SOUTHWEST CORNER OF SAID BLOCK 1 FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 124.98 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID OHIO STREET TO A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) IN THE SOUTH RIGHT OF WAY LINE OF THE WEATHERFORD-MINERAL WELLS AND NORTHWESTERN RAILROAD (ABANDONED) AND AT THE SOUTHWEST CORNER OF A CERTAIN 0.111 ACRE TRACT, ALSO SURVEYED THIS DAY, FOR THE NORTHWEST CORNER OF THIS AND SAID LOT 1. THENCE NORTH 76 DEGREES 32 MINUTES 25 SECONDS EAST 101.64 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD TO A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) AT THE SOUTHEAST CORNER OF SAID 0.111 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS AND SAID LOT 5. THENCE SOUTH 12 DEGREES 58 MINUTES 10 SECONDS EAST 121.47 FEET TO A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) IN THE NORTH RIGHT OF WAY LINE OF SAID RAILROAD AVENUE FOR THE SOUTHEAST CORNER OF THIS AND SAID LOT 5. THENCE SOUTH 76 DEGREES 32 MINUTES 25 SECONDS WEST 130.03 FEET TO THE PLACE OF BEGINNING.

TRACT TWO: BEING A 0.111 ACRE TRACT OF LAND OUT OF THE T.E. AND L. CO. SURVEY NO. 1713, ABSTRACT NO. 488, PALO PINTO COUNTY, TEXAS; BEING PART OF THE WEATHERFORD-MINERAL WELLS AND NORTHWESTERN RAILROAD RIGHT OF WAY (ABANDONED) LYING SOUTH OF THE CENTERLINE OF SAID RAILROAD AND LYING EAST OF OHIO STREET (PAVED) (80 FOOT WIDE RIGHT OF WAY) AND LYING NORTH OF AND ADJACENT TO LOTS 1 THRU 5, BLOCK 1 OF SIKES ADDITION TO THE TOWN OF GRAFORD ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 126 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) AT THE NORTHEAST CORNER OF LOT 5 OF SAID BLOCK 1 FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT. THENCE SOUTH 76 DEGREES 32 MINUTES 25 SECONDS WEST 101.64 FEET TO A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) IN THE EAST RIGHT OF WAY LINE OF SAID OHIO STREET AND AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 1 FOR THE SOUTHWEST CORNER OF THIS TRACT. THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 52.24 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID OHIO STREET TO A FOUND 1/2 INCH IRON ROD IN THE CENTER OF SAID ABANDONED RAILROAD RIGHT OF WAY FOR THE NORTHWEST CORNER OF THIS TRACT. THENCE NORTH 76 DEGREES 36 MINUTES 54 SECONDS EAST 89.77 FEET TO A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) IN THE CENTER OF SAID ABANDONED RAILROAD RIGHT OF WAY FOR THE NORTHEAST CORNER OF THIS TRACT. THENCE SOUTH 12 DEGREES 58 MINUTES 10 SECONDS EAST 50.65 FEET TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/15/2023 and recorded in Document 2023-00003309 real property records of Palo Pinto County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

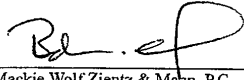
- Date: 07/07/2026
- Time: 01:00 PM
- Place: Palo Pinto County, Texas at the following location: THE EXTERIOR STEPS AT THE ENTRANCE TO THE DOOR OF SAID COURTHOUSE WHICH OPENS AND FACES TO THE SOUTH OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by WALTER OTICE BRAZIL, provides that it secures the payment of the indebtedness in the original principal amount of \$123,920.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR RANCH ANNEX SERIES VI TRUST is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR RANCH ANNEX SERIES VI TRUST c/o FAY SERVICING, LLC, 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234-6034 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 08/11/26 I filed this Notice of Foreclosure Sale at the office of the Palo Pinto County Clerk and caused it to be posted at the location directed by the Palo Pinto County Commissioners Court.