

**FILE**  
At 12:43 O'Clock P.M.

APR - 2 2026

*Janette K Green*  
Clerk of the County Court  
Palo Pinto County, Texas  
By *Elena yanez* Deputy

Our Case No. 26-00671-FC

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

THE STATE OF TEXAS  
COUNTY OF PALO PINTO

**Deed of Trust Date:**  
April 23, 2024

**Property address:**  
801 NE PARK DR  
MINERAL WELLS, TX 76067

**Grantor(s)/Mortgagor(s):**  
TYLER JIMENEZ AND PARKER JIMENEZ, HUSBAND  
AND WIFE

**LEGAL DESCRIPTION:** All that certain lot, tract or parcel of land lying and being situated in the City of Mineral Wells, Palo Pinto County, Texas, and being all of Lot No. Sixteen (16) in Block No. Six (6) of the Brazos Villa Addition (Second Filing) to the City of Mineral Wells, Palo Pinto County, Texas, as shown by the recorded Plat of said Addition.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR  
UNITED WHOLESAL MORTGAGE, LLC, ITS  
SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** JUNE 2, 2026

**Property County:** PALO PINTO

**Original Trustee:** BLACK, MANN & GRAHAM, L.L.P.

**Recorded on:** April 29, 2024  
**As Clerk's File No.:** 2024-00002523  
**Re-Recorded on:** August 27, 2024  
**As Clerk's File No.:** 2024-00005042  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Authorized Agent of Auction.com, LLC as Substitute  
Trustee, Resolve Trustee Services, LLC, Marinosci Law  
Group, PC

**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.**

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 Authorized Agent of Auction.com, LLC as Substitute Trustee, Resolve Trustee 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 **01:00 PM** 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 Palo Pinto County Courthouse, 520 Oak Street, Palo Pinto, TX 76484 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.

LAKEVIEW LOAN SERVICING, LLC, 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, 4-1-26

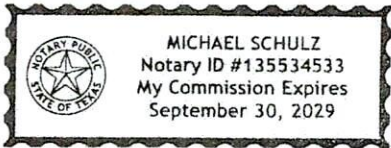
MARINOSCI LAW GROUP, P.C.  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 1 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  
(SEAL)

[Signature]



Notary Public for the State of TEXAS  
My Commission Expires: 9-30-29  
Michael Schulz  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 26-00671

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

STATE OF TEXAS  
COUNTY OF PALO PINTO

NOTICE OF SALE  
REAL PROPERTY

BY VIRTUE OF AN EXECUTION AND ORDER OF SALE ISSUED BY THE PALO PINTO COUNTY DISTRICT CLERK ON 4-13-26 CAUSE #C51271 STYLED AS WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF THE STANWICH MORTGAGE LOAN TRUST A, PLAINTIFF VS BRUCE A PLYLER, DEFENDANT. PLAINTIFF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF THE STANWICH MORTGAGE LOAN TRUST A RECOVERED A JUDGMENT AGAINST BRUCE A PLYLER FOR THE SUM OF SEVENTY THREE THOUSAND SEVEN HUNDRED FORTY SEVEN DOLLARS AND EIGHTEEN CENTS (\$73,747.18) FROM OCTOBER 31, 2024 WITH INTEREST ACCRUING AT 13.7496% PER ANNUM THROUGHOUT THE DATE OF JUDGMENT OF OCTOBER 28<sup>TH</sup> 2025 PLUS POST JUDGMENT INTEREST AT A RATE OF 5% PER ANNUM UNTIL SOLD, PLUS FEES AND COSTS DUE TO THE CONSTABLE'S OFFICE THAT CONDUCTS THE FORECLOSURE SALE UNDER TEX. R. CIV. P. 309.

I DID ON THE 13 DAY OF April, 2026, LEVY UPON AND SEIZE THE DEFENDANTS' RIGHT, TITLE AND INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

BEING LOT FOUR (4), BLOCK TWO (2) OF THE OAKRIDGE ADDITION TO THE CITY OF MINERAL WELLS, PALO PINTO COUNTY, TEXAS. COMMONLY KNOWN AS 507 SE 26<sup>TH</sup> AVE, MINERAL WELLS, TX 76067.

AND ON THE 2ND DAY OF JUNE, 2026, BETWEEN THE HOURS OF 10:00 A.M. AND 4:00 P.M. SELL AT PUBLIC AUCTION FOR CASH, ALL THE RIGHT, TITLE AND INTEREST OF SAID DEFENDANT IN AND TO SAID PROPERTY.

DATED: 13 DAY OF April, 2026

~~SHERIFF~~ Constable Ret. 5  
PALO PINTO COUNTY, TEXAS

BY: [Signature]

PRINTED NAME: Scott Mitcham

TITLE: Constable

SALE WILL BE HELD AT 10:00 A.M. AT:

520 Oak St, Palo Pinto Texas, front steps of main courthouse (LOCATION)

**FILED**  
At 1:22 O'Clock P.M.

**APR 13 2026**  
[Signature]  
Clerk of the County Court  
Palo Pinto County, Texas  
By \_\_\_\_\_ Deputy

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 27, 2021 and recorded under Vol. 2420, Page 702, or Clerk's File No. 2021-00009365, in the real property records of PALO PINTO County Texas, with Deborah Anne Dell Fudge, an unmarried person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Deborah Anne Dell Fudge, an unmarried person securing payment of the indebtedness in the original principal amount of \$194,250.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Deborah Anne Dell Fudge. U.S. Bank National Association, not in its individual capacity, but solely as owner trustee of New Residential Mortgage Loan Trust 2022-NQM2 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

#### Legal Description:

**BEING THE SOUTH NINETY-THREE FEET (93') OF LOT 16, BLOCK 4, WESTOVER HILL NORTH ADDITION, AN ADDITION TO THE CITY OF MINERAL WELLS, PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 4, PAGE 1, PLAT RECORDS, PALO PINTO COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 06/02/2026**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: PALO PINTO County Courthouse, Texas at the following location: 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

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**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.**

**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** Angela Brown, Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Jeff Benton, Leslie Shuler, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on April 21, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-26-01811

**FILED**  
At 3:19 O'Clock P M.

**APR 23 2026**  
Janette K Green  
Clerk of the County Court  
Palo Pinto County, Texas  
By Banca Kasir Deputy

3:04 FILED P  
At \_\_\_\_\_ O'Clock \_\_\_\_\_ P.M.

MAY 11 2026  
Cynthia K. Kahan  
Palo Pinto County, Texas  
By \_\_\_\_\_ Deputy

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

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: **June 2, 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 refiled 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 May, 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.

<b>MORTGAGOR</b>	<b>LOT</b>	<b>SUBDIVISION</b>	<b>DEED OF TRUST</b>	
			<b>VOLUME</b>	<b>PAGE</b>
HARRY LARUBI & SHARON JERONO KIPLAGAT	29 & 1/520 Interest in Units 1-10	II & VILLAS	2538	670
SAMUEL ADANKANRA & OLABISI ADANKANRA	30	II	2537	602
GLEND A KENNETH	302	II	2539	602
IDORENYIN UDOH & IMO H UDOH	13	V	2538	622
OLUWATUMININU ANNE AJAYI	453 & 1/520 Interest in Units 1-10	X & VILLAS	2572	470

**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.**

**NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE**

**Lien Holder:** Clear Fork Bank

**Debtor/Owner:** PK29 Holdings, LLC, a Texas limited liability company

**Property:** The real property, including all improvements thereon, located in Palo Pinto County, Texas, more particularly described as follows:  
**Being all of Lot No. Thirteen-R (13-R), the Pointe at Possum Kingdom Lake, as shown on Plat recorded Book 12, Page 167, Plat Records of Palo Pinto County, Texas.**

**Deed of Trust/Lien:** Deed of Trust dated January 16, 2024, by and between Debtor/Owner, as Grantor; Lien Holder, as Beneficiary; and Kevin Simmons, as Trustee; recorded on January 17, 2024, as Instrument Number 2024-00000287, Official Public Records, Palo Pinto County, Texas ("Deed of Trust"), which secures payment of that certain Promissory Note of even date therewith by and between Debtor/Owner and Clear Fork Bank in the principal amount of \$2,800,000.00 (the "Note").

**Indebtedness:** The entire outstanding principal balance owed under the above-referenced Note and Deed of Trust, plus any additional fees, interest, dues, and attorney's fees incurred.

**Substitute Trustee:** The attorneys, including Kyle B. Fonville, Rhett Warren, Justus Anderson, and Michael J. Noel, of Warren Fonville, PLLC, whose address is 1635 Rogers Road, Fort Worth, Texas 76107.

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

**Date:** Tuesday, June 2, 2026, which is at least 21 days after the date of this notice.

**Time:** The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 2:00 p.m.

**Place:** On the exterior steps outside the south-facing doors of the Palo Pinto County Courthouse located at 520 Oak St., Palo Pinto, Palo Pinto County, Texas 76484, or, if this is no longer the designated area, in the area most recently designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

**Type of Sale:** The sale is a nonjudicial lien foreclosure sale being conducted pursuant to the Deed of Trust/Lien described herein above.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to Texas law and the relevant instruments permitting the Lien Holder to have the bid credited to the sales price up to the amount of the unpaid debt secured by its lien against the Property 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. 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.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


SIGNED on this the 11th day of May, 2026.

Clear Fork Bank

  
Substitute Trustee

**FILED**  
At 12:27 O'Clock 11 A.M.

MAY 12 2026

  
Annette K. Green  
Clerk of the County Court  
Palo Pinto County, Texas  
By [Signature] Deputy

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

**Information regarding the indebtedness and lien that is the subject of this sale:**

Note:

Date: April 16, 2021  
Maker: Ramachandran Kandaswamy and Surekhadevi Ganagaraj  
Payee: Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA  
Original Principal Amount: \$159,900.00  
Capital Farm Credit, FLCA Loan No. 5712860

**FILED**  
At 1:55 O'Clock P M.

Deed of Trust:

Date: April 16, 2021  
Grantor: Ramachandran Kandaswamy and Surekhadevi Ganagaraj  
Trustee: Ben R. Novosad  
Recorded in: Document Number 2021-00002745 of the Official Public Records of Palo Pinto County, Texas.

MAY 12 2026  
*Janelle K. Green*  
Clerk of the County Court  
Palo Pinto County, Texas  
By *Branca Pasiv* Deputy

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

Lot 48, Brazos Mountain Ranch, Phase I, a Subdivision in Palo Pinto County, Texas according to the Plat thereof recorded in Volume 11, Page 127, Slide 1126, of the Plat Records of Palo Pinto County, Texas.

Together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owned or hereafter acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements,

TS

structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Notwithstanding any other provision, reservation or exception contained in said Deed of Trust or on any exhibit thereto, the lien shall cover all of Grantor's water rights, including, but not limited to, rights to surface water, groundwater, underground water, percolating waters, rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA

**Information regarding the public sale to be held:**

Substitute Trustee: Angela Brown, Guy Wiggs, Donna Stockman, David Stockman, Bonny Mounger, Janet Pinder, Jeff Benton, Jamie Dworsky, David Garvin, Leslie Shuler, and Robin Shelton; 8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument executed on May 8, 2026 by Capital Farm Credit, ACA as agent/nominee and recorded or to be recorded in the appropriate Official Public Records of Palo Pinto County, Texas.

Date of Sale: June 2, 2026, being the first Tuesday in said month.

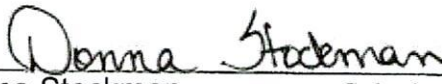
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Palo Pinto, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Palo Pinto County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, any one of the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Substitute Trustee nor the Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.

  
\_\_\_\_\_  
Donna Stockman, Substitute Trustee

Please return File-Stamped Copy to:

Will C. Griffis  
McCleskey, Harriger, Brazill & Graf, L.L.P.  
101 S. Park  
San Angelo, TX 76901