

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/8/2022	Grantor(s)/Mortgagor(s): AMANDA NICOLE MORRIS AND BRITNI MORRIS, MARRIED.
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: 2461 Page: 549 Instrument No: 2022-00005848	Property County: PALO PINTO
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 3/3/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Palo Pinto County Courthouse, 520 Oak Street, Palo Pinto, TX 76484 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING ALL OF LOT 18, BLOCK 2, GARDEN VALLEY ADDITION TO THE CITY OF MINERAL WELLS, PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 3, PAGE 9, 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, Ramiro Cuevas, Joshua Sanders, Angie Uselton, Misty McMillan, Kristopher Holub, Tonya Washington, Tionna Hadnot, Conrad Wallace, Shawn Schiller, Patrick Zwiers, Kelly Main, Lisa Bruno, Auction.com LLC, Ashlee Luna, Angela Cooper, Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jeff Benton or Jamie Dworsky, 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.

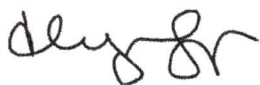
Type text here

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: 1/13/2026



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated:

01/15/2026

Donna Stockman

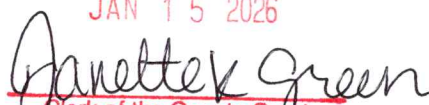

Printed Name:



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

FILED
At 1:20 O'Clock 17 M.

JAN 15 2026


Clerk of the County Court
Palo Pinto County, Texas
By  Deputy

MH File Number: TX-25-124488-POS
Loan Type: VA

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.

DEEDS OF TRUST INFORMATION:

Date: April 10, 2025
Grantor(s): Jennifer Roray, Unmarried
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company LLC
Original Principal: \$176,739.00
Recording Information: Book 2589, Page 29

Date: April 10, 2025
Grantor(s): Jennifer Roray
Original Mortgagee: The Bank of New York Mellon Truste Company, N.A.
Original Principal: \$7,070.00
Recording Information: Book 2589, Page 51

FILED
At 3:48 O'Clock P.M.
JAN 22 2026
Janette K. Gran
Clerk of the County Court
Palo Pinto County, Texas
By *Branca Raker* Deputy

PROPERTY INFORMATION:

Property County: **Palo Pinto**

Property: BEING A CALLED 0.217 ACRE, MORE OR LESS, TRACT OF LAND; BEING THE EAST 19 FEET OF LOT 2, ALL OF LOT 3, AND THE WEST 21 FEET OF LOT 4, BLOCK 4, CHAPMAN ADDITION (SECOND FILING) TO THE CITY OF MINERAL WELLS, **PALO PINTO COUNTY, TEXAS**; ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 150, PLAT RECORDS OF PALO PINTO COUNTY, TEXAS; BEING THE SAME TRACT AS DESCRIBED IN VOLUME 2187, PAGE 228, 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) IN THE SOUTH RIGHT OF WAY LINE OF SOUTHEAST 20TH STREET (PAVED) AND IN THE NORTH LINE OF SAID LOT 2 FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE A FOUND 3/8 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 4 BEARS S. 88 DEG. 28 MIN. 47 SEC. W. 77.06 FEET.

THENCE N. 88 DEG. 28 MIN. 47 SEC. E. 88.17 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SOUTHEAST 20TH STREET AND THE NORTH LINE OF SAID BLOCK 4 TO A FOUND 1/2 INCH IRON PIPE IN THE NORTH LINE OF SAID LOT 4 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S. 00 DEG. 10 MIN. 37 SEC. E. 107.49 FEET TO A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) IN THE SOUTH LINE OF SAID LOT 4 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S. 88 DEG. 29 MIN. 24 SEC. W. 88.17 FEET ALONG THE SOUTH LINE OF SAID BLOCK 4 TO A SET 1/2 INCH IRON ROD WITH CAP (PRICE SURVEYING) IN THE SOUTH LINE OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N. 00 DEG. 10 MIN. 37 SEC. W. 107.47 FEET TO THE PLACE OF BEGINNING, ACCORDING TO PLAT OF SURVEY AND IMPROVEMENTS DATED FEBRUARY 25, 2022, PREPARED BY MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492, OF PRICE SURVEYING, LP. (JOB NO. 22244, FN220306)

Property Address: 1304 Southeast 20th Street
Mineral Wells, TX 76067

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **SERVBANK, N.A.**
Mortgage Servicer: **Servbank, N.A.**
Mortgage Servicer: **3138 E. Elwood Street**
Address: **Phoenix, AZ 85034**

SALE INFORMATION:

Date of Sale: **March 3, 2026**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **Palo Pinto County Courthouse, 520 Oak Street, Palo Pinto, TX 76484 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Auction.com, LLC, and Padgett Law Group, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103 Southlake, TX 76092**

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 01/22/2026, I filed at the office of the Palo Pinto County Clerk to be posted at the Palo Pinto County courthouse this notice of sale.

Donna Stockman

Declarant's Name: Donna Stockman

Date: 01/22/2026

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

WITNESS MY HAND this 22 day of January, 2026.

Donna Stockman

FILED
At 2:51 O'Clock P.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JAN 29 2026

Janette K. Green
Clerk of the County Court
Palo Pinto County, Texas
By Branca Rasu Deputy

T.S. #: 2025-18879-TX

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

Date: 3/3/2026
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Palo Pinto County Courthouse, Texas, at the following location: 520 Oak Street, Palo Pinto, TX 76484 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 if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Being all of Lot No. Seventeen (17), in Block No. Five (5), of the Grandview Acres Addition, Third Filing, an addition to the City of Mineral Wells, Palo Pinto County, Texas, according to the plat recorded in Volume 3, Page 2, Plat Records of Palo Pinto County, Texas.

Commonly known as: 1900 SE 26TH AVE MINERAL WELLS, TX 76067

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 6/30/2023 and recorded in the office of the County Clerk of Palo Pinto County, Texas, recorded on 7/5/2023 under County Clerk's File No 2023-00003677, in Book 2504 and Page 846 , along with Correction Instrument recorded on 12/12/2025 in Instrument No. 2025-00006975, Book 2622 Page 517 of the Real Property Records of Palo Pinto County, Texas.

Grantor(s):	MARC SHEFFIELD, SINGLE MAN
Original Trustee:	Scott R. Valby
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2025-18879-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 referenced property securing the above referenced loan.

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 mortgagee 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.

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. 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.

Notice to Bidders - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$205,537.00, executed by MARC SHEFFIELD, SINGLE MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

T.S. #: 2025-18879-TX


Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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

Dated: 1/29/26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

At 1:52 O'Clock P.M.

JAN 29 2026

T.S. #: 2025-18828-TX

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

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

Date: 3/3/2026
Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.
Place: Palo Pinto County Courthouse, Texas, at the following location: 520 Oak Street, Palo Pinto, TX 76484 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 if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Please refer Exhibit A

Commonly known as: 904 SW 4TH AVE MINERAL WELLS, TX 76067

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 9/11/2023 and recorded in the office of the County Clerk of Palo Pinto County, Texas, recorded on 9/15/2023 under County Clerk's File No 2023-00005127, in Book 2515 and Page 173 of the Real Property Records of Palo Pinto County, Texas.

Grantor(s):	Shawn Authur Burkett, an unmarried person
Original Trustee:	Black, Mann and Graham, L.L.P.
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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 referenced property securing the above referenced loan.

T.S. #: 2025-18828-TX

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 mortgagee 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.

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. 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.

Obligations Secured - The deed of trust provides that it secures 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 of \$171,731.00, executed by Shawn Authur Burkett, an unmarried person, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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Freedom Mortgage Corporation
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FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-18828-TX

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Dated: 1/29/26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

T.S. #: 2025-18828-TX

Being a 0.399 acre tract of land being all of Lots 11 & 12, Block 2, of the J. Lee Rains Subdivision, an addition to the City of Mineral Wells, Palo Pinto County, Texas, as recorded in Volume 2, Page 60, Slide 129, Plat Records, Palo Pinto County, Texas, and a portion of a closed alley as recorded in Volume 874, Page 275, Official Public Records, Palo Pinto County, Texas; being all of that certain tract of land conveyed to D. Regev in Volume 2402, Page 317, O.P.R.P.C.T., and being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

Beginning at a found 1/2" iron pipe at the southeast corner of said Lot 11, Block 2, and in the west right of way line of Southwest 4th Avenue, a paved surface, for the southeast and beginning corner of this tract.

Thence N 89°54'39" W 145.00 feet to a set capped 1/2" iron rod at the southwest corner of said Lot 11, Block 2, for the southwest corner of this tract.

Thence N 00°05'21" E passing a found 1" spike at the northwest corner of said Lot 12, Block 2, 110.00 feet and in all 119.75 feet to a set capped 1/2" iron rod at the northwest corner of said D. Regev Tract and in the south boundary line of that certain tract of land conveyed to Garrett in Volume 953, Page 886, O.P.R.P.C.T., for the northwest corner of this tract.

Thence N 89°57'51" E passing a found 3/8" iron rod at 69.97 feet at the southeast corner of said Garrett Tract, same being the southwest corner of that certain tract of land conveyed to Tucker in Volume 1519, Page 299, O.P.R.P.C.T., and in all 145.00 feet to a found 3/8" iron rod at the southeast corner of said Tucker Tract and in the west right of way line of said Southwest 4th Avenue, for the northeast corner of this tract.

Thence S 00°05'21" W 120.07 feet along the west right of way line of said Southwest 4th Avenue to the point of beginning.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the legal description of the area or quantity of the land is not a representation of such area or quantity but is for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

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

FEB - 5 2026

Janette K Green
Clerk of the County Court
Palo Pinto County, Texas
By *Sherry Janet* Deputy

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

In Source Logic LLC
c/o Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

I 120687
TS No TX01000066-25-1

APN R000017786

TO No 250714961-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on **November 20, 2023**, **LUIS ALBERTO MOLINA** as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **RECONVEYANCE PROFESSIONALS, INC.** as Trustee, **RAIN CITY CAPITAL, LLC** as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of **\$108,800.00**, payable to the order of **Bridge Loan Ventures Vi Qv Trust 2024-1**, a Delaware Statutory Trust as current Beneficiary, which Deed of Trust recorded on **November 30, 2023** as Document No. **2023-00006440** 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 R000017786

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 **In Source Logic 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 **Bridge Loan Ventures Vi Qv Trust 2024-1**, a Delaware Statutory Trust, 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 3, 2026 at 01:00 PM**, 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.**

TS No TX01000066-25-1

APN R000017786

TO No 250714961-TX-RWI

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and **Bridge Loan Ventures Vi Qv Trust 2024-1**, a Delaware Statutory Trust'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 **Bridge Loan Ventures Vi Qv Trust 2024-1**, a Delaware Statutory Trust'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) will 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 5th day of February, 2026



By: In Source Logic 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 www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

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.

Exhibit "A"
Property Description

Being of a 0.103 acre tract of land, being the East One-Fourth (1/4) of Lots Two (2) and Three (3), Block Nineteen (19), Hitt Addition to the City of Mineral Wells, Palo Pinto County, Texas; and being further described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Lot 2 and of said Block 19 for the Southeast and beginning corner of this tract;

THENCE West 50.0 feet with the North line of Northeast 1st Street, set 3/8 inch iron rod for the Southwest corner of this tract.

THENCE North no deg. 17 min. no sec. East 90.0 feet found 3/8 inch iron rod in the North line of Lot 3 for the Northwest corner of this tract;

THENCE East 50.0 feet with the North line of Lot 3 set 3/8 inch iron rod in the West line of Northeast 9th Avenue for the Northwest corner of this tract;

THENCE South no deg. 17 min. no sec. West 90.0 feet with the West line of Northeast 9th Avenue to the place of beginning.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the legal description of the area or quantity of the land is not a representation of such area or quantity but is for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

FILED
At 2:15 O'Clock P M.

FEB - 6 2026

Janette K. Green
Clerk of the County Court
Palo Pinto County, Texas
By Bianca Razu Deputy

STATE OF TEXAS

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COUNTY OF PALO PINTO

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NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Palo Pinto County, Texas and more fully described as:

Lot E3R, Phase 2, Gordon, TX 76453, United States; a/k/a

Lot 3, Block E, 7-R Ranch, Phase 2, a Subdivision in Palo Pinto County, Texas, according to the Plat thereof recorded in Volume 9, Page 49, Plat Records of Palo Pinto County, Texas;

2. **Owner(s):** Timothy J. Keenan & Kira Keenan

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

Date: Tuesday, March 3, 2026

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Palo Pinto County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

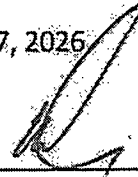
5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of CM Owners Association, Inc. f/k/a 7R Owners Association, Inc. f/k/a 7-R Ranch Estates Property Owners

Association, Inc. for the failure of the above-referenced owner(s) to pay assessments and related charges against the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$29,920.41, as of January 7, 2026.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: January 7, 2026



Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Gonzales, William
"Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 — Telephone
(214) 821-3800 — Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

FILED
At 10:40 O'Clock 8 M.

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

FEB - 9 2026


Clerk of the County Court
Palo Pinto County, Texas
By _____ 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: **March 3, 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 6 day of February, 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
MICHEAL MADUKA	28	II	2537	626
ERIMA ONAH & ADENIYI ADEDAPO	75	II	2492	80
MARYLN AMAKA NKUMA	92 & 1/520 interest in Units 1 - 10	II & VILLAS	2517	735

FEB 10 2026

smeltzer
Clerk of the County Court
Palo Pinto County, Texas
By *smeltzer* Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF PALO PINTO

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KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on, December 4, 2024 **Bronco Property Group, LLC** ("Grantor") executed and delivered a Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank**, in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Palo Pinto County Clerk's File No. 2024-000071110 in the Official Public Records of Real Property of Palo Pinto County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Notes and the same are now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Notes; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Angela Cooper, Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jeff Benton and Jamie Dworsky** any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, **I, L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, March 3, 2026**. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the exterior steps at the South entrance to the door of The Palo Pinto Courthouse or as designated by the County Commissioner's Office as the area for foreclosures to take place This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto and all equipment and personal property located on and/or used in connection therewith:

Tract One: Being a called 3.00 acre, more or less, tract out of Section No. 3, T. & P. R. R. Co. Survey, Abstract No. 869, Palo Pinto County, Texas; and being out of a called 120.220 acres tract of land recorded in Volume 877, Page 797 of the Official Public Records of Palo Pinto County, Texas and being more particularly described by metes and bounds in Exhibit A attached to the Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents dated December 4 2024 executed by Bronco Property Group, LLC Deed of Trust is recorded under, Palo Pinto County Clerk's File No. 2024-00007110 in the Official Public Records of Real Property of Palo Pinto County, Texas, to which reference is hereby made for all purposes.

Tract Two: Being the Surface only of a called 2.00 acre tract of land situated in Palo Pinto County, Texas, out of the T. & P. R. R. Co. Survey, East of the Brazos River, Abstract No. 869, and being a part of that certain 6.332 acre tract of land conveyed by Deed Without Warranty from the United States of America to the City of Mineral Wells, and recorded in Volume 531, Pages 765, et. seq. Of the Deed Records of Palo Pinto County, Texas, said 6.332 acre tract known as

**Tract VIII of the Fort Wolters Military Reservation
Cantonment Area Survey, and being more particularly described by
metes and bounds in Exhibit A attached to the Deed of Trust,
Security Agreement, Financing Statement and Assignment of Rents
dated December 4 2024 executed by Bronco Property Group, LLC
Deed of Trust is recorded under, Palo Pinto County Clerk's File No.
2024-00007110 in the Official Public Records of Real Property of
Palo Pinto County, Texas, to which reference is hereby made for all
made for all purposes.**

**THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT
REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE,
EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY
WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE
BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO
REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH
THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY,
CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY
OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE
PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.**

SUBSTITUTE TRUSTEES

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED
SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR
PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

**L. David. Smith, Angela Cooper, Guy Wiggs, David Stockman, Donna Stockman, Angela
Lewis, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jeff Benton and Jamie Dworsky.**

**c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
telephone: 281-788-3666
Email: ldslaw7@gmail.com**

**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.**

Dated this 6th day of February, 2026.

L. David Smith, Substitute Trustee

L. David Smith, Substitute Trustee

2618 Kittansett Circle

Katy, Texas 77450

Telephone 281-788-3666

Email: ldslaw7@gmail.com