

9:23 FILED A
O'Clock

MAR 12 2026
Janette K Green
Clerk of the County Court
Palo Pinto County, Texas
By Elene Janetz Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 140052-TX

Date: March 9, 2026

County where Real Property is Located: Palo Pinto

ORIGINAL MORTGAGOR: TIMOTHY WADE FORD AND SPOUSE, TAMARA FORD

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4

MORTGAGE SERVICER: ROCKET MORTGAGE, LLC

DEED OF TRUST DATED 7/24/2003, RECORDING INFORMATION: Recorded on 7/25/2003, as Instrument No. 00006046 in Book 1198 Page 204, Correction Instrument recorded on 05/11/2023 under Instrument No. 2023-00002532

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A CALLED 1.035 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SPENCER TOWNSEND SURVEY, ABSTRACT NO. 429, AND BEING OUT OF BLOCK 13 OF THE SUBDIVISION OF THE KNIGHT RANCH, PALO PINTO COUNTY, TEXAS; MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/5/2026**, the foreclosure sale will be conducted in **Palo Pinto** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

ROCKET MORTGAGE, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4
c/o ROCKET MORTGAGE, LLC
8950 Cypress Waters Blvd.



Matter No.: 140052-TX

Coppell, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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

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

Exhibit A

140052-TX

EXHIBIT B

BEING A CALLED 1.035 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SPENCER TOWNSEND SURVEY, ABSTRACT NO. 429, AND BEING OUT OF BLOCK 13 OF THE SUBDIVISION OF THE KNIGHT RANCH, PALO PINTO COUNTY, TEXAS; AND BEING OUT OF A 195 ACRE TRACT OF LAND DESCRIBED IN VOLUME 664, PAGE 258 OF THE DEED RECORDS OF PALO PINTO COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 1156, PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET SPIKE IN THE NORTH RIGHT OF WAY LINE OF LEO LANE (GRAVEL) FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHEAST CORNER OF SAID BLOCK 13 AND SAID 195 ACRE TRACT BEARS SOUTH 89 DEG. 20 MIN. 24 SEC. EAST 1466.84 FEET;

THENCE NORTH 88 DEG. 40 MIN. 07 SEC. WEST 30.19 FEET ALONG THE NORTH LINE OF SAID ROAD TO A SET SPIKE FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 13 DEG. 23 MIN. 31 SEC. WEST 410.44 FEET TO A SET SPIKE FOR A CORNER OF THIS TRACT;

THENCE NORTH 81 DEG. 36 MIN. 35 SEC. WEST 235.99 FEET TO A SET SPIKE FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 03 DEG. 57 MIN. 45 SEC. EAST 113.84 FEET TO A SET SPIKE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87 DEG. 47 MIN. 10 SEC. EAST 216.66 FEET TO A SET SPIKE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14 DEG. 32 MIN. 10 SEC. EAST 158.01 FEET TO A SET SPIKE FOR A CORNER OF THIS TRACT;

THENCE SOUTH 13 DEG. 12 MIN. 31 SEC. EAST 414.36 FEET TO THE PLACE OF BEGINNING.

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: 5/5/2026	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.

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(I): 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: 3/13/2026



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

Dated:

03/16/2026

Donna Stockman

Printed Name:

Donna Stockman

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

FILED

At 1:45 O'Clock P M.

MAR 16 2026

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

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

FILED
At 3:08 O'Clock P.M.

APR - 7 2026

Janette K Green
Clerk of the County Court
Palo Pinto County, Texas
By Gene Janet 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: **May 5, 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 refiling 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.

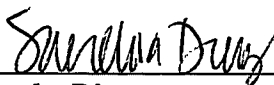
4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deeds of Trust executed by property owners listed in Exhibit "A". The Deeds of Trust are recorded in the plat records in the office of the County Clerk of Palo 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 7 day of April, 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
MAXIME KAYEMBE KANINDA & VANESSA EDZUKU EBOMA	130	THE CLIFFS PHASE II	2437	667
ANTHONY OBOTU ANYEBE	82	THE CLIFFS PHASE III & VILLAS	2504	681
NEHEMI N NANISA & VERONIQUE N. KAYEMBE	154	THE CLIFFS PHASE X & VILLAS	2531	830

FILED
At 2:21 O'Clock P.M.

APR - 9 2026

Janette K Green
Clerk of the County Court 0000010287563
Palo Pinto County, Texas
By *Elena yanez* Deputy

711 FM HIGHWAY 919
GORDON, TX 76453

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: May 05, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EXTERIOR STEPS AT THE SOUTH ENTRANCE OF THE PALO PINTO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 21, 2012 and recorded in Document INSTRUMENT NO. 2012-00003607 real property records of PALO PINTO County, Texas, with JON B RICE AND WIFE CAROLE S RICE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JON B RICE AND WIFE CAROLE S RICE, securing the payment of the indebtednesses in the original principal amount of \$109,663.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



711 FM HIGHWAY 919
GORDON, TX 76453

00000010287563

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 04/09/26 I filed at the office of the PALO PINTO County Clerk and caused to be posted at the PALO PINTO County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 04/09/26

EXHIBIT "A"

BEING A CALLED 3.255 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 29, BURLESON COUNTY SCHOOL LAND SURVEY NO. 2, ABSTRACT NO. 29, PALO PINTO COUNTY, TEXAS; AND BEING ALL OF A CALLED 1.75 ACRES AND 1.59 ACRES TRACTS OF LAND DESCRIBED IN VOLUME 579, PAGE 503 OF THE DEED RECORDS OF PALO PINTO COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 3/8 INCH IRON ROD IN THE WEST RIGHT OF WAY LINE OF F. M. HIGHWAY NO. 919, AT THE SOUTHEAST CORNER OF SAID 1.75 ACRES TRACT AND AT THE SOUTHEAST CORNER OF SAID LOT 29 FOR THE SOUTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE NORTH 89 DEG. 53 MIN. 06 SEC. WEST 360.44 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID 1.59 ACRES TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE NORTH 00 DEG. 03 MIN. 23 SEC. WEST 496.00 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT

THENCE NORTH 89 DEG. 46 MIN. 57 SEC. EAST 137.76 FEET TO A FOUND 3/8 INCH IRON ROD FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEG. 07 MIN. 17 SEC. EAST 166.74 FEET TO A FOUND 3/8 INCH IRON ROD FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89 DEG. 18 MIN. EAST 223.43 FEET TO A POINT, NORTH 89 DEG. 18 MIN. WEST 0.5 FEET OF A FOUND 3/8 INCH IRON ROD IN THE WEST LINE OF SAID HIGHWAY FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEG. 06 MIN. 31 SEC. EAST 20.37 FEET ALONG THE WEST LINE OF SAID HIGHWAY TO A FOUND 3/8 INCH IRON ROD FOR A CORNER OF THIS TRACT;


THENCE SOUTH 00 DEG 07 MIN. 06 SEC. WEST 307.41 FEET ALONG THE WEST LINE OF SAID HIGHWAY TO THE PLACE OF BEGINNING, ACCORDING TO FIELD NOTES DATED MAY 4, 2007, PREPARED BY MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865 OF HAMILTON AND RUCKER SURVEYING.

above-referenced owner(s) to pay assessments and related charges again 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 \$36,471.57, as of May 5, 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: May 5, 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.

R 1487
Our Case No. 26-02336-FC

FILED
At 9:23 O'Clock 4 M.

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

THE STATE OF TEXAS
COUNTY OF PALO PINTO

APR 13 2026

Deed of Trust Date:
March 28, 2014

Property address:
1203 VFW ROAD
MINERAL WELLS, TX 76067

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

Grantor(s)/Mortgagor(s):
RENEE L. RUSSELL, A SINGLE INDIVIDUAL

LEGAL DESCRIPTION: Lot 12, Block 14, Hines & Koester Subdivision of a Portion of the Morningside Park Addition to the City of Mineral Wells, Palo Pinto County, Texas; according to the Plat recorded in Volume 2, Page 75, Plat Records of Palo Pinto County, Texas.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING THROUGH
THE RURAL HOUSING SERVICE OR SUCCESSOR
AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

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

Date of Sale: MAY 5, 2026

Property County: PALO PINTO

Original Trustee: FRANCISCO VALENTIN JR, STATE
DIRECTOR FOR RURAL DEVELOPMENT FOR THE
STATE OF TEXAS, UNITED STATES DEPARTMENT OF
AGRICULTURE, AND THE STATE DIRECTOR'S
SUCCESSORS IN OFFICE AS STATE DIRECTOR OR
ACTING STATE DIRECTOR

Recorded on: March 31, 2014
As Clerk's File No.: 2014-00001664

Substitute Trustee:
Resolve Trustee Services, LLC, Marinosci Law Group, PC

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

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

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

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 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, MAY 5, 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.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

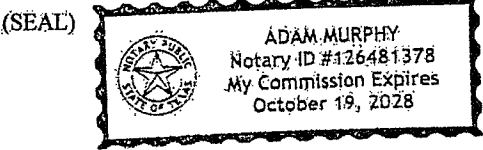
WITNESS MY HAND, 4/9/20

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

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 9 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



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 10-19-28
Adam Murphy
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 26-02336

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTE: Promissory Note (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the “**Note**”) described as follows:

Date: April 26, 2024
Borrower: CLW, LLC DBA Pepper Creek Farms
Lender: SpiritBank, an Oklahoma bank
Guarantor: Craig L. Weissman
Original Principal Amount: \$261,728.00

DEED OF TRUST: Deed of Trust (the “**Deed of Trust**”) described as follows:

Date: April 26, 2024
Grantor: Craig Louis Weissman and Lisa Marie Weissman

Substitute Trustees: Jason Kathman
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024

Caleb Rush
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024


Alex Anderson
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024

Shelby Menard
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024

Beneficiary: SpiritBank, an Oklahoma bank

Recorded: Document number 2024-00003113 in the Official Public Records of Palo Pinto County, Texas on May 30, 2024

FILED
At 11:45 O'Clock PM M.

APR 14 2026

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

LENDER: SpiritBank, an Oklahoma bank

BORROWER: CLW, LLC DBA Pepper Creek Farms

PROPERTY: The real property located in Palo Pinto County, Texas, more particularly described in **Exhibit A** (the “**Property**”) attached hereto and incorporated herein by reference, and commonly known as 3059 Hells Gate Loop #2, Strawn, Texas 76475, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property, including without limitation such rights as Grantor may have in all minerals, oil, gas, geothermal and similar matters (collectively, the “**Other Collateral**”) described in the Deed of Trust.

DATE AND TIME OF SUBSTITUTE TRUSTEE’S SALE OF PROPERTY:

May 5, 2026, the first Tuesday of the month, to commence at 10:00 a.m., or within three hours after that time.

PLACE OF SUBSTITUTE TRUSTEE’S SALE OF PROPERTY:

In Palo Pinto County, 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.

If such sale or sales do not result in full satisfaction of all of the indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the mortgaged property not so sold and any and all other types of real and personal property, including the Other Collateral, covered by the Deed of Trust.

The conveyance of the Property shall be made and accepted subject to unpaid ad valorem taxes on the Property and all leases, liens, restrictions, covenants, conditions and easements, if any, relating to said Property, to the extent that the same are still in effect and shown of record in the Official Public Records of Real Property of Palo Pinto County, Texas. 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, and at the purchaser’s own risk.

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.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of April 14, 2026.

SUBSTITUTE TRUSTEE:

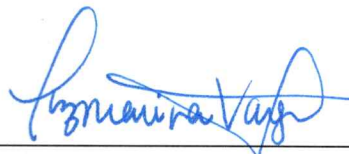
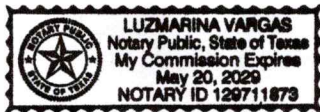


Jason Kathman
Caleb Rush
Alex Anderson
Shelby Menard
SPENCER FANE LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024
Tel: 972.324.0300
Fax: 972.324.0301
Email: jkathman@spencerfane.com
Email: crush@spencerfane.com
Email: alanderson@spencerfane.com
Email: smenard@spencerfane.com

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was ACKNOWLEDGED before me on April 14, 2026, by Alex Anderson, in the capacity therein stated.

Notary Public in and for the State of Texas



Signature of Notary Public
Name of Notary Public: Luzmarina Vargas
My Commission Expires: May 20, 2029

Exhibit A

Condominium Unit Two (2), The Escape At Bluff Creek, as shown by the declaration recorded in Volume 981, Page 528, Official Public Records of Palo Pinto County, Texas, together with an undivided one thirty-second (1/32) interest in the general common elements of said condominium development, and together with all rights and easements appurtenant to such Condominium Unit, all as more particularly described in the Condominium Declaration for The Escape at Bluff Creek Condominiums, dated the 29th day of September, 1998, executed by Chadco Builders, Inc., a Texas Corporation as Developer, and recorded in Volume 981, Page 528, Official Public Records of Palo Pinto County, Texas, and First Amendment of the Declaration, dated March 6, 1999 in the Official Public Records of Palo Pinto County, Texas, to which Condominium Declaration and all of its terms, provisions, and exhibits reference to here made for all purposes and which Condominium Declaration is incorporated herein as though it were set forth in full.

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 SERVE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Date: April 14, 2026
Original Trustee: Troy Stegemoeller
Grantor: Donlie 10, LLC
Beneficiary: Vista Bank
Note Dated: December 29, 2022
Original Principal Sum: \$512,800.00
Deed of Trust:

FILED
At 1:53 O'Clock P.M.

APR 14 2026
Jauvette K Green
Clerk of the County Court
Palo Pinto County, Texas
By Bauna Resor Deputy

Deed of Trust recorded as Instrument No. 2023-00000056 in the Official Public Records of Palo Pinto County, Texas.

Property:

BEING a called 1.861 acres tract of land, more or less, out of the north part of T.E. & L. Co. Survey No. 2532, Abstract No. 629, Palo Pinto County, Texas; and being a part of a certain 25.0 acre tract of land as described in Volume 372, Page 113 of the Deed Records of Palo Pinto County, Texas; and further being described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner A. E. Price for the northwest corner of T.E. & L. Co. Survey No. 2532; for the northwest and beginning corner of this tract. Whence a 3/8 inch rod bears south 12.0 feet in the south line of a public road;

THENCE North 89 deg. 59 min. East 587.50 feet with the north line of said Survey No. 2532, and along public road to a 3/8 inch iron rod found at the northeast corner of called 25.0 acre tract for the northeast corner of this tract.

Whence a 3/8 inch iron rod bears south 10.5 feet;

THENCE South 137.0 feet to a 3/8 inch iron rod found for corner under fence for the southeast corner of this tract;

THENCE South 89 deg. 47 min. 43 sec. West 587.51 feet along said fence to a 3/8 inch rod found for the southwest corner of this tract;

THENCE North 139.02 feet to the place of beginning.

The Real Property or its address is commonly known as 902 Grimes Rd., Mineral Wells, TX 76067-3217.

County: Palo Pinto

Substitute Trustee: James L. Hollerbach, Angela Brown, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jeff Benton or Jamie Dworsky, Leslie Shuler, Bonny Mounger or Robin Shelton

Trustee's Address: 6700 North New Braunfels, San Antonio, TX 78209

Date of Sale (first Tuesday of month): May 5, 2026

Time of Sale: Notice is Hereby Given that on the Date of Sale, specifically, such sale to begin on or after 1:00 pm 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 at such other area designated by the County Commissioners as the area where sales pursuant to Deeds of Trust are to take place, to the highest bidder for cash.

James L. Hollerbach, Angela Brown, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jeff Benton or Jamie Dworsky, Leslie Shuler, Bonny Mounger or Robin Shelton is the Substitute Trustee under the Deed of Trust and has been appointed by the Beneficiary under the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and subject to any prior liens. There will be no Warranty relating to title, possession, quiet enjoyment, or the like for the property in this disposition. The sale will begin at the Time of Sale or not later than three hours thereafter.

This Notice of Trustee's Sale is also being sent to:

Donlie 10, LLC
3337 Chapel Wood Ct.
Fort Worth, Texas 76116

Dale Erwin
3338 Chapel Wood Ct.
Fort Worth, Texas 76116


Jacquelyn South
209 Falling Oak Drive
Azle, Texas 76020

Daleerwin19@gmail.com
Jlsouth86@gmail.com

State of Texas
Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774-0100

Palo Pinto County Appraisal District
200 Church Street
Palo Pinto, Texas 76484


EXECUTED this the 14 day of April, 2026.



Donna Stockman, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF PARKER §

This instrument was acknowledged before me on the 14 day of April, 2026, by Donna Stockman as Substitute Trustee on behalf of said entity.



Notary Public, State of Texas

