

FILED FOR RECORD
2026 AUG 3 AM 10:21
CLERK
RAINS COUNTY, TEXAS
DEPUTY
M. Ferguson

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 NOTE IMMEDIATELY.

AMENDED NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lot 26, The Retreat at Anglers Point, according to map or plat thereof recorded in Volume 7, Page 17, of the Plat Records of Rains County, Texas.

The Real Property or its address is commonly known as Lot 26 The Retreat at Angler's Point, Emory, Texas 75440.

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

Date: September 1, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Rains County Courthouse, Texas, at the following location: 167 Quitman Street, Emory, Texas 75440 with said location having been designated by the County Commissioner's Court of Rains County, Texas, or such other location as may be designated by the Commissioners after the sending of this Notice and before the time of the sale.

The Lender through its Trustee or Substitute Trustee reserves the right 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. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. Lender or its designee may purchase the property at any sale.

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 "AS IS," at purchaser's own risk, and 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.

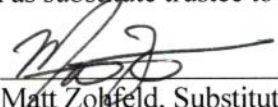
4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by Deed of Trust dated May 15, 2023, executed by Daneva Maria Harrell to Don Rice, Trustee f/b/o First National Bank and Trust Company of Weatherford, dba First Bank Texas, recorded as Document #20231121 in the Official Public Records, Rains County, Texas.

5. 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 Note dated May 15, 2023 in the original principal sum of \$148,750.00, by Borrower Daneva Maria Harrell, and payable to the order of First National Bank and Trust Company of Weatherford, dba First Bank Texas.

Questions concerning the sale may be directed to the undersigned.

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

DATED: July 30th, 2026

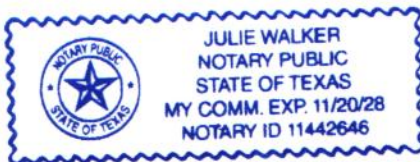

Matt Zohfeld, Substitute Trustee
100 Willow Bend Drive
Willow Park, Texas 76008
Tel: 817-550-8978

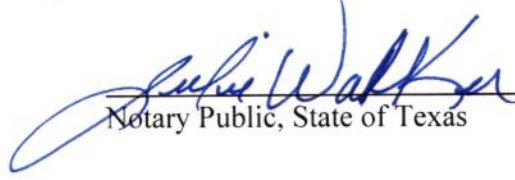
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF Parker §

BEFORE ME, the undersigned Notary public, on July 30, 2026, personally appeared MATT ZOHFELD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes therein expressed.




Notary Public, State of Texas