

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 24, 2025

NOTE: Note described as follows:

Date: April 20, 2022
Maker: MARIA SORIANO, STEVEN HERNANDEZ
Payee: successor to original lender
Original Principal Amount: \$393,855.00

FILED FOR RECORD
2025 NOV 25 PM 2:47
CLERK
M. SORIANO

DEED OF TRUST: Deed of Trust described as follows:

Date: April 20, 2022
Grantor: MARIA SORIANO, STEVEN HERNANDEZ
Trustee: SCOTT R. VALBY
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing, successor to original lender
Recorded: INSTRUMENT NO. 2022-1160 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF RAINS COUNTY, TEXAS.

LENDER: NewRez LLC d/b/a Shellpoint Mortgage Servicing, successor to original lender

BORROWERS: MARIA SORIANO, STEVEN HERNANDEZ

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN RAINS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN

FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, JABRIA FOY, HEATHER GOLDEN, KARA RILEY, DAVID GARVIN, SERVICELINK AGENCY SALES AND POSTING, LLC

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

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

FEBRUARY 3, 2026, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In Rains County, Texas, at the **RAINS COUNTY COURTHOUSE, 167 E. QUITMAN STREET, EMORY, TX 75440 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: April 20, 2022
Grantor: MARIA SORIANO, STEVEN HERNANDEZ
Trustee: SCOTT R. VALBY
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing, successor to original lender
Recorded: INSTRUMENT NO. 2022-1160 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF RAINS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN RAINS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, JABRIA FOY, HEATHER GOLDEN, KARA RILEY, DAVID GARVIN, SERVICELINK AGENCY SALES AND POSTING, LLC

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of November 24, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: [Signature]

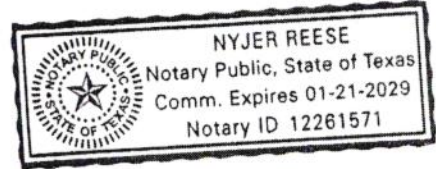
Name: William Jennings, Attorney for
NewRez LLC d/b/a Shellpoint Mortgage
Servicing

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared William Jennings, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 24, 2025.

[Signature]
Notary Public, State of Texas



Notice of Sale executed by:
[Signature]

Name: David Garvin

Substitute Trustee

EXHIBIT A

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT 58 OF SPRING CREEK ESTATES, PHASE II, SITUATED IN THE J.W. THWEATT SURVEY, ABSTRACT NO. 235, RAINS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 118, RAINS COUNTY PLAT RECORDS.

25-00638
3836 RS COUNTY RD 1605, LONE OAK, TX 75453

FILED FOR RECORD

2025 NOV 25 PM 1:08

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

CLERK
COUNTY CLERK
COUNTY, TEXAS
BY *M. Jorgensen*

Property: The Property to be sold is described as follows:

See Exhibit "A"

Security Instrument: Deed of Trust dated April 12, 2023 and recorded on April 13, 2023 at Instrument Number 2023-0763 in the real property records of RAINS County, Texas, which contains a power of sale.

Sale Information: January 6, 2026, at 1:00 PM, or not later than three hours thereafter, at At the EAST most side of the Rains County Courthouse 167 East Quitman street or at the area most recently designated by the County Commissioner's Court. or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by RAYMOND D WOOD secures the repayment of a Note dated April 12, 2023 in the amount of \$318,338.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4859238

ServiceLink

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309



Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 25th. day of November, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of RAINS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Being a 2.67 acre tract or parcel of land situated in the F. L. Smith Survey, Abstract No. 207, Rains County, Texas, and being all of that certain called 1.986 acre tract of land conveyed from Genevieve Golden, Independent Executrix et al to Genevieve Golden, by General Warranty Deed, as recorded in File# 2017-0162, Official Public Records, Rains County, Texas and being part of the remainder of that certain called 232.911 acre tract of land, described as Tract One, conveyed from Gerald Golden to Genevieve Golden, by Special Warranty Deed with Encumbrance for Owelty of Partition, as recorded in Volume 551, Page 710, Official Public Records, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Southeast corner of said 1.986 acre tract and an ell corner of a 5.000 acre tract of land, described as Tract Two, conveyed to Genevieve Golden, by deed recorded in Volume 551, Page 710, Official Public Records, Rains County, Texas, from said point, a 1/2 inch iron rod found for witness bears North 60 Degrees 51 Minutes 21 Seconds East, a distance of 0.14 feet;

THENCE South 88 degrees 56 minutes 12 seconds West, along the South line of said 1.986 acre tract and a North line of said 5.000 acre tract, passing at 199.07 feet a 3/8 inch iron rod found at the Southwest corner of said 1.986 acre tract, at the most Westerly Northwest corner of said 5.000 acre tract, and in an East line of said 232.911 acre tract, continuing over and across said 232.911 acre tract in all a total distance of 287.46 feet to a 1/2" iron rod set capped (By-Line) for corner in a West line of the remainder of said 232.911 acre tract and in the East line of a called 19.242 acre tract of land conveyed to Dean Family Care, L.L.C., by deed as recorded in Volume 563, Page 437, Official Public Records, Rains County, Texas, from said point, a 1/2 inch iron rod found bears South 09 degrees 04 minutes 27 seconds West, a distance of 260.43 feet;

THENCE with the common line of the remainder of said 232.911 acre tract and said 19.242 acre tract, the following courses and distances:
 North 09 degrees 04 minutes 27 seconds East, a distance of 111.21 feet to a 1/2 inch iron rod found;
 North 02 degrees 03 minutes 54 seconds East, a distance of 324.94 feet to a point at the most Northerly Northwest corner of the remainder of said 232.911 acre tract, at the Northeast corner of said 19.242 acre tract, in the South line of a called 9.649 acre tract of land conveyed to William Campbell, et al, by deed as recorded in File #2017-1310, Official Public Records, Rains County, Texas, and at or near the centerline of County Road 1605, from said point, a 3/8 inch iron rod found for witness to a Northeast corner of said 232.911 acre tract and to the Northwest corner of said 1.986 acre tract bears South 70 degrees 34 minutes 47 seconds East, a distance of 62.68 feet;

THENCE North 89 degrees 03 minutes 14 seconds East, with a North line of said 232.911 acre tract, with the North line of said 1.986 acre tract, with the South line of said 9.649 acre tract, with the South line of the remainder of a called 47.9 acre tract of land conveyed to William Campbell, et al, by deed as recorded in File #2015-1159, Official Public Records, Rains County, Texas, and generally along the centerline of County Road 1605, a distance of 258.65 feet to a point at the Northeast corner of said 1.986 acre tract and at the most Northerly Northwest corner of said 5.000 acre tract;

THENCE South 00 degrees 03 minutes 36 seconds West, along the East line of said 1.986 acre tract and with a West line of said 5.000 acre tract, passing at a distance of 22.08 feet a 3/8 inch iron rod found for witness, continuing in all a total distance of 433.48 feet to the **POINT OF BEGINNING** and **CONTAINING** 116,215 square feet or 2.67 acres of land.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of TINA BALLARD, R.P.L.S. #6746, dated March 16, 2023, and revised on March 17, 2023.