

NOTICE OF TRUSTEE'S SALE

Date: March 5, 2026
Trustee: PHILIP D. ALEXANDER
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

FILED FOR RECORD
2026 MAR -6 PM 3:19

HARRY SCHYER
M. Ferguson

Note

Date: May 16, 2022
Amount: TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00)
Maker: NICOLE MCGUIRE
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

Deed of Trust

Date: May 16, 2022
Grantor: NICOLE MCGUIRE
Lender: HOOTENS REAL ESTATE DEVELOPMENT LLC, a Texas Limited Liability Company

Recording information: Document Number 2022-1399, Official Public Records of Rains County, Texas

Property:

All that certain lot, tract or parcel of land being LOT 20 of THE MEADOWS, an addition to the City of Emory, situated in the John Vochery Survey, Abstract No. 253, Rains County, Texas, according to the plat thereof recorded in Volume 6, Page 22, Plat Records, Rains County, Texas.

Being the same land described in a Warranty Deed with Vendor's Lien dated May 16, 2022 from Hootens Real Estate Development LLC, a Texas Limited Liability Company, to Nicole McGuire, recorded in Document No. 2022-1398, Official Public Records of Rains County, Texas.

County: Rains

Date of Sale (first Tuesday of month): April 7, 2026

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: West most side of the Rains County Courthouse which is located at 167 East Quitman Street, Emory, Texas 75440, or as designated by the County Commissioners.

PHILIP D. ALEXANDER is the Trustee pursuant to the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



PHILIP D. ALEXANDER, Trustee