

#17

**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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 3rd day of March, 2026  
**Time:** 11am or not later than three hours after that time  
**Place:** AT The east door of the Hill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Hill County, Texas.

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** February 24, 2012  
**Grantor(s):** Christopher S. Deal, Married & Kandice R. Deal, Married  
**Original Mortgagee:** Green Tree Servicing LLC  
**Original Principal:** \$67,000.00  
**Recording Information:** Deed Inst.# 00049501,  
**Current Mortgagee/Beneficiary:** U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Inventory Trust  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$67,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Hill  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 1896 Hcr 3106, Hillsboro, TX 76645  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 26-03376TX

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY TEXAS  
2026 FEB -5 PM 12:49

**SUBSTITUTE TRUSTEE(S):**

McCalla Raymer Leibert Pierce, LLP, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton

**SUBSTITUTE TRUSTEE ADDRESS:**

1320 Greenway Drive, Suite 780 Irving, TX 75038

**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.**

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for U.S. Bank National Association, not in its individual capacity but solely

as Trustee of NRZ Inventory Trust

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

**DOCUMENT PREPARED BY:**

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038

AS ATTORNEY FOR THE HEREIN

IDENTIFIED MORTGAGEE AND/OR

MORTGAGE SERVICER

**Certificate of Posting**

I am Donna Stockman whose address is 1320 Greenway Dr, suite 780, Irving, TX 75038. I declare

under penalty perjury that 02/05/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hill

County Clerk and caused it to be posted at the location directed by the Hill County Commissioners.

**Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

EXHIBIT "A"

BEING 2.00 ACRES OF LAND OUT OF THE A. JACOBS SURVEY, SITUATED IN HILL COUNTY, TEXAS AND BEING A PART OF A 51.5 ACRE TRACT OF LAND CONVEYED TO ALTON MARKWARDT AND WIFE, DOROTHY MARKWARDT AS RECORDED IN VOLUME 380, PAGE 248 OF THE DEED RECORDS OF HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point in the center of Hill County Road No. 3106 for the southwest corner of the aforementioned Markwardt 51.5 acre tract; thence, along the center of Hill County Road No. 3106, same being the southwesterly line of said Markwardt 51.5 acre tract, North  $36^{\circ} 00' 00''$  West, 110.00 feet to a point for the south corner and POINT OF BEGINNING of this 2.00 acre tract of land;

THENCE, continuing along the center of said county road, North  $36^{\circ} 00' 00''$  West, for a distance of 255.00 feet to a point for the west corner of this 2.00 acre tract of land;

THENCE, entering into said Markwardt 51.5 acre tract, with the northwesterly line of this 2.00 acre tract of land, North  $60^{\circ} 00' 00''$  East, at 30.17 feet pausing a 1/2 inch steel pin set for witness, in all, for a total distance of 343.53 feet to a 1/2 inch steel pin for the north corner of this 2.00 acre tract of land:

Thence, with the northeasterly line of this 2.00 acre tract of land, South  $36^{\circ} 00' 00''$  East, for a distance of 255.00 feet to 1/2 inch steel pin for the east corner of this 2.00 acre tract of land;

Thence, with the southeasterly line of this 2.00 acre tract of land, South  $60^{\circ} 00' 00''$  West, at 313.36 feet to a 1/2 inch steel pin set for witness, in all, for a total distance of 343.53 feet to the Point of Beginning.

THIRTY (30) FOOT WIDE ACCESS EASEMENT

COMMENCING at a point in the center of Hill County Road No. 3106 for the southwest corner of a 51.5 acre tract of land conveyed to Alton Markwardt et ux as recorded in Volume 380, Page 248 of the Deed Records of Hill County, Texas, thence, along the center of said county road, North  $36^{\circ} 00' 00''$  West, 135.00 feet to the POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION OF THIS THIRTY (30) FOOT WIDE ACCESS EASEMENT;

THENCE, with centerline, North  $60^{\circ} 00' 00''$  East, for a distance of 343.53 feet to point of terminus from which a 1/2 inch steel pin found for the east corner of the above two acre tract bears South  $36^{\circ} 00' 00''$  East, 25.10 feet.