

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

2026 FEB - 5 PM 12: 49

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY TEXAS

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

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° 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° 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° 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° 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° 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° 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° 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° 00' 00" East, 25.10 feet.