

23TX935-0247
1904 WESLEY STREET, GREENVILLE, TX 75401

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated July 1, 2022 and recorded on July 6, 2022 as Instrument Number 2022-15770 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: January 06, 2026, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, 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 SHIRLEY CAREY secures the repayment of a Note dated July 1, 2022 in the amount of \$230,000.00. WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A., whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.

FILED FOR RECORD
at 12:00 o'clock P M

DEC 15 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Becky*

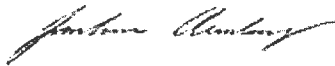


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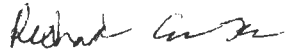
Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Richard Paul Carr Jr., Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosenne Kayl, Jabria Foy, Heather Golden, Margaret Rosanne Kayl, Kara Riley, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Richard Paul Carr Jr., Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosenne Kayl, Jabria Foy, Heather Golden, Margaret Rosanne Kayl, Kara Riley, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Richard Paul Carr Jr., declare under penalty of perjury that on the 15th day of December, 2015, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT 'A'

File No.: **2722123-F1257 (BK)**

Property: **1904 Wesley Street, Greenville, TX 75401**

BEING A TRACT OR PARCEL OF LAND SITUATED WITHIN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF BLOCK 425 OF THE ORIGINAL TOWN OF GREENVILLE, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING ALL OF THE TRACT OF LAND AS DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED FROM DENNIS D. JONES AND WIFE, MARGARET E. JONES TO DEAN E. WINTERMUTE AS BENEFICIARY AND SMITH E. GILLEY AS TRUSTEE AS RECORDED IN VOLUME 177 AT PAGE 139 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED "OWENS" 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE SOUTHEAST CORNER OF SUBJECT TRACT ON THE WEST LINE OF WESLEY STREET, SAID POINT OF BEGINNING BEING AT THE EXISTING NORTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO ESTEX HOMES, INC. AS RECORDED IN/UNDER DOCUMENT NO. 2018-17061 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE N 88°56'39" W ALONG THE SOUTH LINE OF SUBJECT TRACT, A DISTANCE OF 137.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE SOUTHWEST CORNER OF SUBJECT TRACT;

THENCE N 01°03'21" E ALONG THE WEST LINE OF SUBJECT TRACT, A DISTANCE OF 57.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE NORTHWEST CORNER OF SUBJECT TRACT;

THENCE S 88°56'39" E ALONG THE NORTH LINE OF SUBJECT TRACT, A DISTANCE OF 137.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE NORTHEAST CORNER OF SUBJECT TRACT ON THE WEST LINE OF WESLEY STREET;

THENCE S 01°03'21" W ALONG THE EAST LINE OF SUBJECT TRACT AND THE WEST LINE OF WESLEY STREET, A DISTANCE OF 57.00 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.179 ACRE TRACT OF LAND AND BEING KNOWN AS NO. 1904 WESLEY STREET.

A.P.N. 72806