

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 16, 2021, JA-NAI STEPHENS, AND CATHY STEPHENS, HUSBAND AND WIFE., executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS

BENEFICIARY, AS NOMINEE FOR MISSOURI LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2021-12924 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HUNT COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness:

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court in HUNT COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 51, OF PATTERSON RESUBDIVISION OF LOTS 42. 49. 50. 51. 52. 60. 61. & 63 OF PATTERSON ADDITION. AN ADDITION TO THE CITY OF GREENVILLE. HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400. PAGE 371. OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

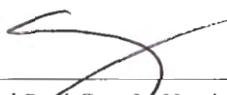
Property Address: 319 JAMIE WAY, GREENVILLE, TX 75402  
Mortgage Servicer: NATIONSTAR  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**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 the sender of this notice immediately.**

WITNESS MY HAND this 13 day of Feb. 2026.

  
Richard Paul Carr II, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Margaret Rosanne Kayl, Resolve Trustee Services, LLC, Marinosci Law Group, PC

FILED FOR RECORD  
at 11:17 o'clock A M

FEB 13 2026

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300