

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 25, 2022 and recorded under Clerk's File No. 2022-13569, in the real property records of HUNT County Texas, with Deborah Holley, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Royal United Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Deborah Holley, a single woman securing payment of the indebtedness in the original principal amount of \$78,750.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Deborah Holley. SELENE FINANCE, LP is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olymplus Blvd. 5th Fl. Ste. 500, Coppell, TX 75019.

Legal Description:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF QUINLAN, HUNT COUNTY, TEXAS, AND BEING A PART OF THE ISAAC HAMBY SURVEY, ABSTRACT NO. 416, AND BEING THE SAME TRACT OF LAND RECORDED IN A DEED IN VOLUME 390, PATE 281, DEED OF TRUST RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 04/07/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: HUNT County Courthouse, Texas at the following location: 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 Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



“WHERE IS” condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Margaret Rosanne Kayl, Jabria Foy, Heather Golden, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on February 17, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Richard Carr Jr

Printed Name: Richard Carr Jr

C&M No. 44-25-03098

LEGAL DESCRIPTION

File No: 08-02435635

THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF QUINLAN, HUNT COUNTY, TEXAS, AND BEING A PART OF THE ISAAC HAMBY SURVEY, ABSTRACT NO. 416, AND BEING THE SAME TRACT OF LAND RECORDED IN A DEED IN VOLUME 390, PAGE 281, DEED OF TRUST RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT AN IRON ROD SET FOR CORNER ON THE SOUTH LINE OF KIRBY STREET, CORNER BEING THE NORTHEAST CORNER OF SAID LOT, AND BEARS WEST A DISTANCE OF 160.20 FEET FROM THE WEST LINE OF CHURCH STREET;
THENCE SOUTH 00 DEGREES 48 MINUTES 16 SECONDS EAST AND ALONG A FENCE A DISTANCE OF 228.18 FEET TO AN IRON ROD FOUND FOR CORNER;
THENCE NORTH 88 DEGREES 47 MINUTES 30 SECONDS WEST AND ALONG AN OLD FENCE A DISTANCE OF 70.00 FEET TO AN IRON ROD SET FOR CORNER;
THENCE NORTH 00 DEGREES 48 MINUTES 11 SECONDS WEST A DISTANCE OF 229.66 FEET TO AN IRON ROD FOUND FOR CORNER ON THE SOUTH LINE OF KIRBY STREET;
THENCE EAST AND ALONG THE SOUTH LINE OF KIRBY STREET A DISTANCE OF 70.00 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 0.3678 ACRES OF LAND.

APN: 26238

FILED FOR RECORD
at 11:27 o'clock AM

FEB 19 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. Kinjo*