

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/21/2024	Grantor(s)/Mortgagor(s): DWAYNE CATHCART JR.
Original Beneficiary/Mortgagee: CV3 FINANCIAL SERVICES, LLC A DELAWARE LIMITED LIABILITY COMPANY	Current Beneficiary/Mortgagee: J.P. Morgan Mortgage Trust 2025-DSC1 c/o Citibank, N.A. as Delaware Trustee
Recorded in: Volume: N/A Page: N/A Instrument No: 2024-20573	Property County: HUNT
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 4/7/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust: and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

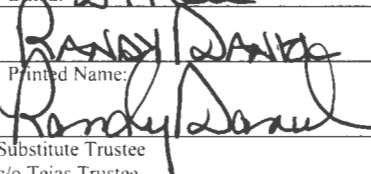
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 3/5/2026



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 3/11/26



Printed Name:

Randy Daniel
Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com>

FILED FOR RECORD
at 11:48 o'clock A M

MAR 12 2026

MH File Number: TX-26-126533-POS
Loan Type: Business Purpose Loan

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

TX-26-126533-POS

Legal Description

EXHIBIT "A" LEGAL PROPERTY DESCRIPTION

Legal description of land:

Being a portion of Lot 3, and all of Lots 4 & 5, Block 9, of College Heights Addition, an addition to the City of Commerce, Hunt County, Texas, according to the plat thereof recorded in Volume 183, Page 35, of the Plat Records of Hunt County, Texas, same being a tract of land conveyed to Lin Xu, by deed recorded in Instrument No. 2017-3428, Official Public Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" out found for corner, said corner being the Southwest corner of Lot 5 of said addition, and being the Southwest corner of a tract of land conveyed to Board of Regents of the Texas A&M University System, by deed recorded in Instrument No. 2017-17592, Official Public Records of Hunt County, Texas, and being in the North line of a 20 foot Alley;

THENCE South 89 degrees 30 minutes 44 seconds West, along the North line of said 20 foot Alley, a distance of 121.38 feet to a 1/2 Inch Iron rod found stamped Stovall for corner, said corner being the Southeast corner of a tract of land conveyed to Board of Regents of the Texas A&M University System, by deed recorded in instrument No. 2020-16315, Official Public Records of Hunt County, Texas;

THENCE North 00 degrees 28 minutes 40 seconds West, along the East line of said Texas A&M (2020-16315) tract, a distance of 140.34 feet to a point for corner, said corner being in the South line of Jefferson Street (a 50 foot right-of-way), and being the Northeast corner of said Texas A&M (2020-16315) tract, from which a 3/8 inch pipe found for witness bears South 79 degrees 05 minutes 37 seconds East, a distance of 4.68 feet, from which a

3/8 inch iron pipe found for witness bears South 89 degrees 30 minutes 03 seconds West, a distance of 120.00 feet to the Northwest corner of said Texas A&M (2020-16315) tract;

THENCE North 89 degrees 30 minutes 03 seconds East, along the South line of sold Jefferson Street, a distance of 120.46 feet to a point for corner, said corner being the Northwest corner of said Texas A&M (2017-17592) tract, from which a 3/8 Inch iron pipe found for witness bears North 88 degrees 56 minutes 08 seconds West, a distance of 5.15 feet, and from which a 1/2 Inch Iron rod found stamped Stovall for witness bears North 89 degrees 30

minutes 03 East, a distance of 95.85 feet to the Northeast corner of said Texas A&M (2017-17592) tract;

THENCE South 02 degrees 51 minutes 06 seconds East, along the West line of said Texas A&M (2017-17592) tract, a distance of 140.35 feet to the POINT OF BEGINNING and containing 16,946 square feet or 0.39 acres of land.