

MAR 27 2026

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

Notice of Substitute Trustee Sale

T.S. #: 26-18035

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, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **5/5/2026**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Hunt County Courthouse in Greenville, Texas, at the following location: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401**
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 1/31/2008 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk's File No 2595, recorded on 2/6/2008, in Book 1715, Page 323, of the Real Property Records of Hunt County, Texas.
Property Address: 4442 COUNTY ROAD 2660 ROYSE CITY, TEXAS 75189

Trustor(s):	MOHAMMED ZAMAN KHAN AND SELINA AHMED	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR WESTERN ESTATES ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2018-RPL1	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
Current Substituted Trustees:	Auction.com, LLC, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Avriel DuVerney, Jabria Foy, Heather Golden, Kara Riley, Debby Akens, Kara Riley, Debby Akens, and Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services, LLC, Abstracts/Trustees of Texas, LLC, Prestige Posting and Publishing LLC		

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MOHAMMED ZAMAN KHAN AND SELINA AHMED, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$319,200.00, executed by MOHAMMED ZAMAN KHAN AND SELINA AHMED, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR WESTERN ESTATES ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MOHAMMED ZAMAN KHAN AND SELINA AHMED, HUSBAND AND WIFE to MOHAMMED ZAMAN KHAN AND SELINA AHMED. Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2018-RPL1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2018-RPL1
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743
800-365-7107

T.S. #: 26-18035

Dated: 3/27/26

Auction.com, LLC, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Avriel DuVerney, Jabria Foy, Heather Golden, Kara Riley, Debby Akens, Kara Riley, Debby Akens, and Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services, LLC, Abstracts/Trustees of Texas, LLC, Prestige Posting and Publishing LLC,

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

EXHIBIT A

BEING of that certain lot, tract or parcel of land situated in the Shelby County School Land Survey, Abstract No. 946, Hunt County, Texas, and being known as that tract of land described in a Deed from Bobby Don Ayers, et ux to Gary Hicks, et ux, as recorded in Volume 992, Page 246 of the Real Property Records of HUNT County, Texas, and being known as that tract of land described in an Assignment of Contract of Sale and Purchase from Clyde William Stanley to Gary Hicks, et ux, as recorded in Volume 344, Page 255 of the Real Property Records of HUNT County, Texas, and being known as that tract of land described in an Assignment of Contract of Sale and Purchase from Jimmie R. Skelton to Gary and Mandy Hicks as recorded in Volume 479, Page 916 of the Real Property Records of HUNT County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch Iron rod found for corner at the Southwest corner of said Stanley to Hicks tract, said point also being the Southeast corner of a tract of land described in a Deed from Raymond G. Dyson, et ux, to Stephen L. Campbell, et al, as recorded in Volume 1185, Page 655 of the Official Public Records of HUNT County, Texas and being in the centerline of County Road No. 2650:

THENCE North 00 degrees 54 minutes 54 seconds East, with the East line of said Campbell tract, passing a 1/2 inch iron rod found for witness at a distance of 20.00 feet, passing a 1/2 inch iron rod found for witness at a distance of 20.00 feet, passing a 1/2 inch iron rod found for witness at distance of 2276.86 feet and continuing for a total distance of 2383.92 feet to a point for corner in the centerline of Brushy Creek at the Northeast corner of said Campbell tract;

THENCE in a South easterly direction with the centerline of Brushy Creek as follows;

South 29 degrees 41 minutes 51 seconds East, a distance of 145.06 feet to a point for corner,

South 47 degrees 01 minute 31 seconds East, a distance of 145.22 feet to a point for corner,

North 77 degrees 37 minutes 53 seconds East, a distance of 176.19 feet to a point for corner,

South 70 degrees 58 minutes 39 seconds East, a distance of 154.56 feet to a point for corner,

South 44 degrees 18 minutes 57 seconds East, a distance of 99.00 feet to a point for corner,

South 17 degrees 34 minutes 12 seconds East, a distance of 334.64 feet to a point for corner,

South 18 degrees 26 minutes 53 seconds East, a distance of 288.16 feet to a point for corner,

South 11 degrees 41 minutes 55 seconds East, a distance of 397.00 feet to a point for corner,

South 20 degrees 19 minutes 37 seconds East, a distance of 194.43 feet to a point for corner,

South 27 degrees 54 minutes 26 seconds East, a distance of 140.42 feet to a point for corner,

South 45 degrees 57 minutes 18 seconds East, a distance of 128.89 feet to a point for corner,

South 51 degrees 24 minutes 36 seconds East, a distance of 97.56 feet to a point for corner,

South 59 degrees 24 minutes 05 seconds East, a distance of 295.41 feet to a point for corner,

Continued EXHIBIT A

South 41 degrees 38 minutes 26 seconds East, a distance of 415.28 feet to a point for corner at the Northeast corner at said Ayers to Hicks tract, said point along being an interior corner of a tract of land described in a Deed from Jerry Gail Dawson to Donald E. Gray as recorded in Volume 256, Page 727 of the Real Property Records, HUNT County, Texas;

THENCE South 00 degrees 36 minutes 01 second West with the most Southerly West line of said Gray tract, passing at a 1/2 Inch Iron rod with cap stamped "Stovall & Assoc " set for corner at the Southwest corner of said Gray tract;

THENCE North 89 degrees 24 minutes 01 seconds West with the South line of said Hicks tracts and along the centerline of County Road No. 2660, a distance of 1693.48 feet to the POINT OF BEGINNING and CONTAINING 49.801 acres of land, more or less.