

Our Case No. 26-02110-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

FILED FOR RECORD
at 10:07 o'clock A M

THE STATE OF TEXAS
COUNTY OF HUNT

Deed of Trust Date:
September 18, 2013

Property address:
4849 FM 1565
CADDO MILLS, TX 75135

APR 10 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

Grantor(s)/Mortgagor(s):
EDWARD J. ARMSTRONG, A SINGLE MAN

LEGAL DESCRIPTION: All that certain lot, tract or parcel of land situated in the C. Bustilla Survey, Abstract No. 49, Hunt County, Texas, and being known as that tract of land described in a Deed from Jimmy D. Moore, et ux. to James C. Hagan, et ux. as recorded in Volume 27, Page 534 of the Real Property Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:
BEGINNING at a 1 2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner in the East line of F.M. Highway No. 1565 at the Southwest corner of the above cited Subject Tract, said point also being the Northwest corner of Lot 95 of Wheatland Acres Phase II, an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 935 of the Plat Records of Hunt County, Texas;
THENCE N. 00 deg. 49 min. 53 sec. E. with the East line of F.M. Highway No. 1565 a distance of 209.92 feet to a point for corner at the Northwest corner of said Subject Tract, from which a 1/2" iron rod found bears S. 88 deg. 25 min. 28 sec. E. a distance of 1.21 feet;
THENCE S. 88 deg. 25 min. 28 sec. E. with the North line of said Subject Tract a distance of 209.89 feet to a 1 2" iron rod found for corner at the Northeast corner of said Subject Tract;
THENCE S. 01 deg. 04 min. 18 sec. W. with the East line of said Subject Tract a distance of 207.72 feet to a bois d'arc fence corner post found for corner in the North line of Lot 95 at the Southeast corner of said Subject Tract;
THENCE N. 89 deg. 01 min. 26 sec. W. with the South line of said Subject Tract and the North line of Lot 95 a distance of 209.00 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING THROUGH
THE RURAL HOUSING SERVICE OR SUCCESSOR
AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Date of Sale: MAY 5, 2026

Property County: HUNT

Original Trustee: FRANCISCO VALENTIN, JR.

Recorded on: September 23, 2013
As Clerk's File No.: 2013-11757

Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Substitute Trustee:
Resolve Trustee Services, LLC, Marinosci Law Group, PC

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

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Resolve Trustee Services, LLC, Marinosci Law Group, PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 5, 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. 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 be conducted at the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 as 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.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

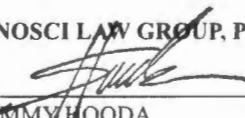
ACTIVE MILITARY SERVICE NOTICE

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.

4.8.26

WITNESS MY HAND, _____

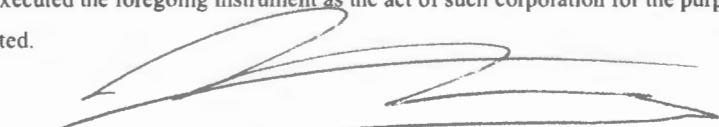
MARINOSCI LAW GROUP, P.C.

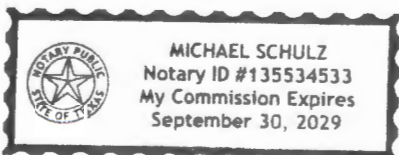
By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 8 day of April 2026, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)


Notary Public for the State of TEXAS



My Commission Expires: 7/30/02
Michael Garcia
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING
THROUGH THE RURAL HOUSING SERVICE,
ITS SUCCESSORS AND ASSIGNS, UNITED
STATES DEPARTMENT OF AGRICULTURE
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 26-02110

Return to:
MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001