

25TX935-0453
4312 BOIS D ARC ST, GREENVILLE, TX 75401

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated April 11, 2024 and recorded on April 15, 2024 as Instrument Number 2024-06734 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: May 05, 2026, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DWAYNE CATHCART JR secures the repayment of a Note dated April 11, 2024 in the amount of \$176,250.00. SELECT PORTFOLIO SERVICING, INC., whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED FOR RECORD
at 12:16 o'clock P M

APR 14 2026

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



4871824

Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosenne Kayl, Jabria Foy, Heather Golden, Kara Riley, Richard Paul Carr Jr., Margaret Rosanne Kayl, Cheryl Harris, Auction.com, LLC, Dustin George

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.

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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosenne Kayl, Jabria Foy, Heather Golden, Kara Riley, Richard Paul Carr Jr., Margaret Rosanne Kayl, Cheryl Harris, Auction.com, LLC, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Richard Carr Jr, declare under penalty of perjury that on the 14 day of April, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain lot, tract or parcel of land situated in the L.M. Brizendine Survey, Abstract No. 70, City of Greenville, Hunt County, Texas, and being part of Block 9 of the Jones Brothers Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 53, Page 244 of the Deed Records of Hunt County, Texas, and being known as that tract of land described in a Deed from Michael L. Heine, et al, to Rebecca Moore, et al, as recorded in Volume 898, Page 244 of the Official Public 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 (hereinafter called 1/2" iron rod set) for corner at the intersection of the South line of Frazier Street with the West line of Bois D' Arc Street, said point being the Northeast corner of the above cited Subject Tract;

THENCE S. 00 deg. 11 min. 54 sec. E. with the West line of Bois D' Arc Street a distance of 168.00 feet to a 1/2" iron rod set for corner at the Southeast corner of said Subject Tract, said point also being the Northeast corner of that tract of land described in a Deed from Michael A. Swanson to Gilberto Romo, et al, as recorded in Volume 947, Page 380 of the Official Public Records of Hunt County, Texas;

THENCE N. 89 deg. 55 min. 53 sec. W. with the South line of said Subject Tract and the North line of said Romo tract a distance of 96.27 feet to a fence corner post found for corner at the Southwest corner of said Subject Tract, said point also being the Northwest corner of said Romo tract, said point also being the Southeast corner of that tract of land described in a Deed from Bret Hollon, et al, to Jacquelin Joyce Binder as recorded in Volume 809, Page 626 of the Official Public Records of Hunt County, Texas;

THENCE N. 01 deg. 02 min. 44 sec. W. with the most Southerly West line of said Subject Tract and the East line of said Binder tract a distance of 92.72 feet to a fence corner post found for corner in the South line of that tract of land described as Tract Seven in a Deed from W.D. Hilton, Jr., et ux, to Collins-Hilton Furniture Co., Inc., as recorded in Volume 501, Page 721 of the Real Property Records of Hunt County, Texas at the most Westerly Northwest corner of said Subject Tract, said point also being the Northeast corner of said Binder tract;

THENCE N. 89 deg. 36 min. 58 sec. E. with the most Westerly North line of said Subject Tract and the South line of said Tract Seven a distance of 13.59 feet to a fence corner post found for corner at an interior corner of said Subject Tract, said point also being the Southeast corner of said Tract Seven;

THENCE N. 00 deg. 15 min. 20 sec. E. with the most Northerly West line of said Subject Tract and the East line of said Tract Seven as distance of 74.92 feet to a 1/2" iron rod set for corner

EXHIBIT A
LEGAL DESCRIPTION
(Continued)

in the South line of Frazier Street at the most Northerly Northwest corner of said Subject Tract, said point also being the Northeast corner of said Tract Seven;

THENCE N. 89 deg. 53 min, 05 sec. E. with the South line of Frazier Street a distance of 83.46 feet to the POINT OF BEGINNING and containing 0.351 acres of land, more or less, commonly known as 4312 Bois D' Arc Street, Greenville, Texas 75401.

Note: This company does not represent that the acreage or square footage calculations are correct.

FOR INFORMATIONAL PURPOSES ONLY
Commonly known as 4312 Bois D Arc St, Greenville, TX 75401
Parcel Number 48323