



TRUSTEE CORPS

Experience. Trust. Integrity.

17100 Gillette Ave, Irvine, CA 92614
Office: 949.252.8300 Fax: 949.252.8330

FILED FOR RECORD
at 2:42 o'clock P M

APR 23 2026

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

DOCUMENT EXECUTION REQUEST

April 16, 2026

Auctioneer: **SERVICELINK AUCTION | HUDSON AND MARSHALL**

Attn: **Starr Meehan**

Please execute the attached Notice of Sale for **SERVICELINK AUCTION | HUDSON AND MARSHALL** and return the original to our office. Thank you for your assistance.

Document Type:

Notice of Sale

Loan No:	XXXXXX4584
Loan Type	Federal Housing Authority
Borrower(s):	LONDON PAUL MASON, AN UNMARRIED MAN AND JAMES PAUL MASON, A MARRIED MAN AND MARY EVELYN MASON, SIGNING PRO FORMA TO PERFECT LIEN ONLY
Property Address:	10783 FM 1565, TERRELL, TX 75160
TS No:	TX07000232-26

MTC Financial Inc. dba Trustee Corps
Approved Servicer Trustee for Malcolm Cisneros
Attn: Starr Meehan
17100 Gillette Ave
Irvine, CA 92614

Please feel free to contact me with any questions or concerns at:

Starr Meehan
949-252-8300



4872347

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

ServiceLink Agency Sales and Posting, LLC
c/o Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000232-26-1

APN 45250

TO No 260134917-TX-RWI

**NOTICE OF FORECLOSURE SALE and
APPOINTMENT OF SUBSTITUTE TRUSTEE**

WHEREAS, on March 19, 2021, LONDON PAUL MASON, AN UNMARRIED MAN AND JAMES PAUL MASON, A MARRIED MAN AND MARY EVELYN MASON, SIGNING PRO FORMA TO PERFECT LIEN ONLY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of J. MARC HESSE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$315,000.00, payable to the order of Rocket Mortgage, LLC sbm Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on March 19, 2021 as Document No. 2021-05706 in Hunt County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN 45250

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Rocket Mortgage, LLC sbm Nationstar Mortgage LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 7, 2026 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Hunt County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **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.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Rocket Mortgage, LLC sbm Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Rocket Mortgage, LLC sbm Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

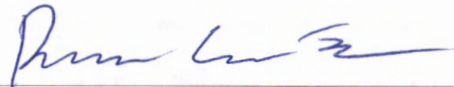
Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

In accordance with Texas Property Code Section 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint ServiceLink Agency Sales and Posting, LLC and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Starr Meehan, Authorized Signatory



ServiceLink Agency Sales and Posting, LLC
Substitute Trustee(s)

Dated: April 16, 2026

Dated:

Certificate of Posting

My name is Richard Carr Sr
and my address is 3598 Cr 2214 Caddo Mills Tx 75135

I declare under penalty of perjury that on 04-23-2026 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners.

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.

TS No TX07C00232-26-1

APN 45250

TO No 260134917-TX-RWI

**SALE INFORMATION CAN BE OBTAINED ON LINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall AT (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent the original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A

BEING a tract of land situated in the J.J. Riels Survey, Abstract No. 871 conveyed to Fred Spell as recorded in Volume 552, Page 509 of the Deed Records of Hunt County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for corner in the East Right of Way line of F.M. 1565, being the North corner of said Spell tract and being the West corner of a tract of land conveyed to Victoria Whitney as recorded in Volume 1513, Page 279 of the Deed Records of Hunt County, Texas;

THENCE South 44 degrees 20 minutes 47 seconds East, passing a ½ inch iron rod found for the South corner of said Whitney tract, a West corner of a tract of land conveyed to Richard Wilson as recorded in Volume 520, Page 580 of the Deed Records of Hunt County, Texas, continuing a total distance of 1455.35 feet to a ½ inch iron rod found for corner in the Northwest line of a tract of land conveyed to Heath Ross as recorded in Volume 746, Page 370 of the Deed Records of Hunt County, Texas;

THENCE South 38 degrees 35 minutes 32 seconds West, a distance of 136.46 feet to a ½ inch iron rod found for corner, said point being the East corner of a tract of land conveyed to Kenneth Pittman as recorded in Volume 12, Page 78 of the Deed Records of Hunt County, Texas;

THENCE North 44 degrees 25 minutes 27 seconds West, a distance of 1392.56 feet to a ½ inch iron rod found for corner in the said East Right of Way line of F.M. 1565;

THENCE North 15 degrees 33 minutes 53 seconds East, a distance of 158.70 feet to the PLACE OF BEGINNING and containing 4.459 acres of land.