

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: November 9, 2009
Grantor(s): Allen A. Matter and Spouse, Dena L. Matter
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for NTFN, Inc. DBA Nationwide Home Lending
Original Principal: \$290,000.00
Recording Information: 2009-15096
Property County: Hunt
Property: SEE EXHIBIT A
Property Address: 8307 Private Road 2409
Quinlan, TX 75474

FILED FOR RECORD
at 10:35 o'clock A M

MAY 11 2026

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

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: SELENE FINANCE, LP
Mortgage Servicer: Selene Finance LP
Mortgage Servicer Address: 3501 Olympus Boulevard
5th Floor, Suite 500
Dallas, TX 75019

SALE INFORMATION:

Date of Sale: July 7, 2026
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner`s Court.
Substitute Trustee: Auction.com or Padgett Law Group, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of

the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Handwritten initials

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

CERTIFICATE OF POSTING

My name is Avriel DuVerney, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on May 11, 2016, I filed at the office of the Hunt County Clerk to be posted at the Hunt County courthouse this notice of sale.

Handwritten signature

Declarant's Name: Avriel DuVerney

Date: 5/11/26

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

WITNESS MY HAND this _____ day of _____, _____.

EXHIBIT - A

LEGAL DESCRIPTION

GF Number: FTDAL06-FT0000019585

Commitment Number: FT0000019585

Legal description of the land:

All that certain lot, tract or parcel of land situated in the James McAdams Survey, Abstract No. 652, Hunt County, Texas and being known as that tract of land described in a Warranty Deed from Edwin Nelms, et ux to William D. Hoslbauer, et ux as recorded in Volume 803, Page 276 of the Deed Records of Hunt County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North line of State Highway No. 276 at the Southwest corner of the above cited Hoslbauer tract, said point also being the Southeast corner of a called 3.278 acre tract of land described in a Warranty Deed from Claude M. Cockrell, et ux to Daniel P. McNew et ux as recorded in Volume 877 Page 467 of the Deed Records of Hunt County, Texas;

THENCE N 14 deg 43 min 00 sec W along the West line of said Hoslbauer tract a distance of 1603.13 to a 5/8" iron rod found for corner at the Northwest corner of said Hoslbauer tract, said point, also being the Northeast corner of a tract of land described in a Contract of Sale and Purchase between the Texas veterans Land Board and Urban E LaBreck as recorded in Volume 666, Page 544 of the Deed Records of Hunt County, Texas;

THENCE S 85 deg 45 min 06 sec E along the North line of said Hoslbauer tract, passing a 1/2" iron rod with a plastic cap stamped "USA INC PROP COR" set (hereinafter called 1/2" iron rod set) for witness at a distance of 690.34 feet and continuing for a total distance of 700.34 feet to a point for corner in the center of a creek at the Northeast corner of said Hoslbauer tract;

THENCE in a Southerly direction along the center of said creek and the East line of said Hoslbauer tract the following:

S 01 deg 21 min 46 sec E a distance of 77.30';
S 15 deg 03 min 43 sec E a distance of 53.18';
S 25 deg 13 min 37 sec W a distance of 26.32';
S 03 deg 36 min 28 sec W a distance of 64.09';
S 56 deg 59 min 32 sec E a distance of 35.45';
S 00 deg 59 min 00 sec W a distance of 29.43';
S 37 deg 02 min 18 sec W a distance of 34.51';
S 56 deg 16 min 04 sec E a distance of 73.20';

THENCE S 05 deg 29 min 15 sec W leaving said creek and passing a 1/2" iron rod set for witness at a distance of 10.00 feet and continuing along the East line of said Hoslbauer tract a total distance of 166.93 feet to a 1/2" iron rod found for corner at the most Easterly Southeast corner of said Hoslbauer tract;

THENCE S 87 deg 44 min 09 Sec W along the most Easterly South line of said Hoslbauer tract a distance of 248.58 feet to a 1/2" iron rod found for corner;

THENCE S 85 deg 23 min 32 sec W along an Easterly South line of said Hoslbauer tract a distance of 324.45 feet to a 1/2" iron rod found for corner;

THENCE S 14 deg 59 min 26 sec E along the most Southerly East line of said Hoslbauer tract a distance of 989.49 feet to a 1/2" iron rod set for corner in the North line of State Highway No. 276 of the most Southerly Southeast corner of said Hoslbauer tract;

THENCE S 75 deg. 38 min 23 sec W along the North line of State Highway No. 276 a distance of 30.00 feet to the POINT OF BEGINNING and containing 8.693 acres of land.