

25TX935-0089
3409 WASHINGTON 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 September 21, 2022 and recorded on September 27, 2022 as Instrument Number 2022-22803 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: July 07, 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 DONALD WAYNE WARD secures the repayment of a Note dated September 21, 2022 in the amount of \$102,000.00. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE, LLC, whose address is c/o Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC 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.

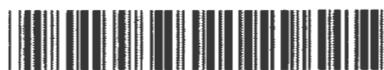
Court Order: A Final Judgment Order was signed on April 2, 2026 in the 196th District Court of Hunt County under Cause No. 94794. A copy of the Order is attached hereto.

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 3:41 o'clock P M

MAY 21 2026

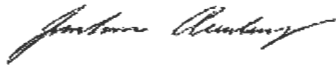
BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*



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 21 day of May, 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**

Tract One:

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being all of Lot 1, Block 235, of the Original Town Plat and more particularly described as follows:

Beginning at a point for corner, said point being in the South right-of-way line of Washington Street and 169.75 feet East of the East right-of-way line of Sayle Street;

Thence East 61.5 feet along the south right-of-way line of Washington Street to a point for corner;

Thence South 142.2 feet to a point for corner;

Thence West 61.5 feet to a point for corner;

Thence North 142.2 feet to the place of beginning.

Tract Two:

Being Lot 1B, Block 235, Original Town of the City of Greenville, Hunt County, Texas, and being more particularly described in that certain Deed of record in Volume 49, at page 456 in the Deed Records of Hunt County, Texas, and having the common municipal designation of 3422 Pickett Street.

FOR INFORMATIONAL PURPOSES ONLY

Commonly known as 3409 Washington St, Greenville, TX 75401

Parcel Number: 71911

Texas. Pursuant to assignments recorded in the real property records of Hunt County, Texas as instrument number 2025-05451, provides Plaintiff as the current holder of the Note and beneficiary of the Security Instrument, in the event of a default on the obligations on the Note, with a first lien security interest in the property commonly known as 3409 Washington St., Greenville, TX 75401-4033 (“Property”), and more particularly described as: **Exhibit “A” in the Original Petition.**

It is further,

ORDERED, ADJUDGED AND DECREED that the following are secured by the Security Instrument on the Property: the outstanding balance of the Note, including attorney fees; prejudgment interest; post-judgment interest; and costs of court. It is further,

ORDERED, ADJUDGED AND DECREED that Toni Ward, Walter Hodges Ward, Darrien Ward, Kaylene Ward, Teri Ward, and the unknown heirs at law of Donald Wayne Ward, deceased, are heirs at law of Decedent, and are vested with Decedent’s right, title and interest in the Property. It is further,

ORDERED, ADJUDGED AND DECREED that due to event of default on the Note, Nationstar Mortgage, LLC may enforce its statutory probate lien against the interests of Toni Ward, Walter Hodges Ward, Darrien Ward, Kaylene Ward, Teri Ward, and the unknown heirs at law of Donald Wayne Ward, deceased, through non-judicial foreclosure of the Property as provided in the Deed of Trust and section 51.002 of the Texas Property Code, or, alternatively, through judicial foreclosure. It is further,

ORDERED, ADJUDGED AND DECREED that the statement of the evidence is approved. It is further,

ORDERED, ADJUDGED AND DECREED that the statement of the evidence shall be entered with the papers of this case as a part of the record hereof.

ORDERED, ADJUDGED AND DECREED that Nationstar Mortgage, LLC may further communicate with defendants and all third parties reasonably necessary to conduct the foreclosure sale. It is further,

ORDERED, ADJUDGED AND DECREED that this judgment is in rem and is not a personal judgment against Toni Ward, Walter Hodges Ward, Darrien Ward, Kaylene Ward, Teri Ward, and the unknown heirs at law of Donald Wayne Ward, deceased. It is further,

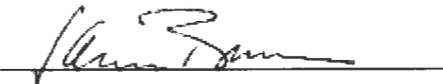
ORDERED, ADJUDGED AND DECREED that any notices regarding the foreclosure of the Property to the defendants shall be mailed to them at the following addresses:

Toni Ward	3616 Pickett St., Greenville, TX 75401
Walter Hodges Ward	301 Milano Drive, Liberty Hill TX 78642
Darrien Ward	1420 Williamsburg, Greenville, TX75401
Kaylene Ward	1517 Wesley Street, Greenville, TX 75401
Teri Ward	3616 Pickett St., Greenville, TX 75401
Unknown Heirs at Law of Donald Wayne Ward	c/o Jessica McDonald, PO Box 627, Bonham, TX 75418

It is further,

ORDERED, ADJUDGED AND DECREED that the successful bidder at the foreclosure sale shall be vested with all of Toni Ward, Walter Hodges Ward, Darrien Ward, Kaylene Ward, Teri Ward, and the unknown heirs at law of Donald Wayne Ward, deceased's right, title and interest in the Property.

ORDERED, ADJUDGED AND DECREED that this is a final judgment and any relief not specifically granted in this Final Judgment is DENIED and any defendant not otherwise disposed of is DISMISSED.



PRESIDING JUDGE

April 2, 2026

Approved:

/s/ Tania Ouellette

Mutunda K. Osafo

Texas Bar No. 24123081

mosafo@mgs-legal.com

Vivian N. Lopez

Texas Bar No. 24129029

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Tania Ouellette

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Dustin George

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TROMBERG, MILLER, MORRIS & PARTNERS, PLLC

6080 Tennyson Pkwy., Ste. 100

Plano, Texas 75024

Phone: (972) 532-0128

Fax: (214) 291-5507

Attorney for Plaintiff Nationstar Mortgage, LLC

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Amanda Black on behalf of Tenia Ouellette
Bar No. 24099780
ablack@mgs-legal.com
Envelope ID: 113118536
Filing Code Description: Proposed Order
Filing Description: Final Judgment
Status as of 4/6/2026 8:12 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
HUNT COUNTY PCT1		efileconstable1@huntcounty.net	4/1/2026 9:35:40 AM	SENT
Jay Roberts		jroberts@mgs-legal.com	4/1/2026 9:35:40 AM	SENT
Peter Knapp		pknapp@mgs-legal.com	4/1/2026 9:35:40 AM	SENT
Jessica McDonald		jessica@jessicamcdonaldlaw.com	4/1/2026 9:35:40 AM	SENT
Leslie Warner		leslie@jessicamcdonaldlaw.com	4/1/2026 9:35:40 AM	SENT
Ammanda Black		ablack@mgs-legal.com	4/1/2026 9:35:40 AM	SENT
Tenia Ouellette		touellette@tmppllc.com	4/1/2026 9:35:40 AM	SENT
TX Litigation		TXlitigation@mgs-legal.com	4/1/2026 9:35:40 AM	ERROR