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NOTICE OF FORECLOSURE 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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: TRACT 1: LOT 1, RUST ADDITION, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 219, OF THE PLAT RECORDS, OF HUNT COUNTY, TEXAS.

TRACT 2: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARY MORRIS SURVEY, ABSTRACT NO. 349, HUNT COUNTY, TEXAS, AND BEING PART OF LOT 1 OF THE JERGER ADDITION, AN ADDITION TO HUNT COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 2015 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "WISDOM" FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 AT THE NORTHWEST CORNER OF THE ABOVE CITED LOT 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1-R OF THE REPLAT OF PART OF LOT 1 AND LOT 2 JERGER ADDITION, AN ADDITION TO HUNT COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, SLIDE 120 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 03 MINUTES 50 SECONDS EAST WITH THE NORTH LINE OF LOT 1 A DISTANCE OF 393.93 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "STOVALL AND ASSOC." FOUND FOR CORNER AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM RAUL "ROY" VEGA, ET AL, TO ALISIA VEGA RESENDIZ AS RECORDED IN DOCUMENT NO. 2018-06439 OF THE RECORDS OF HUNT COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1;

THENCE SOUTH 13 DEGREES 06 MINUTES 25 SECONDS EAST WITH THE WEST LINE OF SAID RESENDIZ TRACT A DISTANCE OF 91.73 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "STOVALL AND ASSOC." FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE CITED LOT 1-R;

THENCE NORTH 76 DEGREES 59 MINUTES 42 SECONDS WEST WITH THE NORTH LINE OF LOT 1-R A DISTANCE OF 425.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.40 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/29/2022 and recorded in Document 2023-00582 real property records of Hunt County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 07/07/2026

Time: 12:00 PM

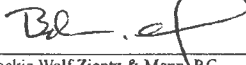
Place: Hunt County, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by SDRD LLC AND SHERRIE DOERING AND RANDALL DOERING, provides that it secures the payment of the indebtedness in the original principal amount of \$743,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. I30 RE LLC, A TEXAS LIMITED LIABILITY COMPANY is the current mortgagee of the note and deed of trust and I30 RE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is I30 RE LLC, A TEXAS LIMITED LIABILITY COMPANY c/o I30 RE LLC, 14110 Dallas Parkway, Suite 100, Dallas, TX 75245 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am  whose address is c/o AVT Title Services, L.L.C, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-11-26 I filed 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 Court.

FILED FOR RECORD
at 11:51 o'clock A M

JUN 11 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 