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NOTICE OF SUBSTITUTE 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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 4th day of August, 2026
Time: 1pm or not later than three hours after that time
Place: AT "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" in Hunt County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 22, 2006
Grantor(s): Victoria Whitney, A single Person
Original Mortgagee: LMI FUNDING
Original Principal: \$109,924.00
Recording Information: Deed Inst.# 15594, Deed Book 1513, Deed Page 282
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$109,924.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Hunt
Property Description: (See Attached Exhibit "A")
Property Address: 10759 Fm 1565, Terrell, TX 75160
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen.foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for Rocket Mortgage, LLC

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 533-6670 Fax

FILED FOR RECORD
at 2:16 o'clock PM

JUN 04 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by Stinson

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Davis whose address is 14800 Lamar Blvd. I declare

under penalty perjury that (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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the JOHN J. RIALS SURVEY, ABSTRACT NO. 871, HUNT County, Texas, and being known as that tract of land described in a Warranty Deed from J.R. Wilson, et ux to Ronald Keith Wilson, et ux, as recorded in Volume 81, Page 455 of the Real Property Records of HUNT County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron or found for corner at the Southwest corner of the above cited Wilson tract in the Southeast R.O.W. line of F.M. Highway No. 565, said point also being the Northwest corner of a called 4.502 acre tract of land as described in a Warranty Deed from Phillip

Ray Keys, et ux, to Charles S. Flanagan, et ux, as recorded in Volume 367, Page 642 of the Real Property Records of Hunt County, Texas;

THENCE North 15 degrees 37 minutes 00 seconds East (Directional Control Line) along the Southeast line of said F.M. Highway a distance of 109.88 feet to a 1/2 inch iron rod found for

corner at the North corner of said Wilson tract;

THENCE South 44 degrees 15 minutes 01 seconds East along the Northeast line of said Wilson tract a distance of 359.38 feet to a 5/8 inch iron rod found for corner at the Northeast corner of said Wilson tract;

THENCE South 47 degrees 06 minutes 20 seconds West along the Southeast line of said Wilson tract a distance of 94.97 feet to a 1/2 inch iron rod found for corner at the South corner of said Wilson tract, said point being in the Northeast line of the above cited Flanagan tract;

THENCE North 44 degrees 15 minutes 48 seconds West along the Southwest line of said Wilson tract and the Northeast line of said Flanagan tract a distance of 301.98 feet to the POINT OF BEGINNING AND CONTAINING 0.72 acres of land.