

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 144046-TX

FILED FOR RECORD
at 11:59 o'clock A M

Date: July 8, 2026

JUL 10 2026

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: JASON B. RUDD AND WIFE, DEE DEE M. RUDD

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

ORIGINAL MORTGAGEE: THE UNITED STATES OF AMERICA, ACTING THROUGH THE
FARMERS HOME ADMINISTRATION, UNITED STATES
DEPARTMENT OF AGRICULTURE

CURRENT MORTGAGEE: UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS
HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF
AGRICULTURE

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 3/8/1994, RECORDING INFORMATION: Recorded on 3/11/1994, as Instrument No.
2150 in Book 306 Page 804

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND SITUATED IN THE JULIET PORTER SURVEY, ABSTRACT NO. 819, HUNT COUNTY,
TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED FROM RAYSON, INC.
TO HERB M. GILLILAND AND WIFE, RHONDA GILLILAND, AS RECORDED IN VOLUME 981,
PAGE 125, DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY
DESCRIBED IN EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/4/2026**, the foreclosure sale will be conducted in
Hunt County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees
who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness
superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for UNITED STATES OF AMERICA, ACTING
THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF
AGRICULTURE who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan.
Dawson's Management - USDA, as Mortgage Servicer, is representing the Mortgagee, whose address is:

UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION,
UNITED STATES DEPARTMENT OF AGRICULTURE
c/o Dawson's Management - USDA



Matter No.: 144046-TX

1455 Pleasant Hill Rd, Ste 206, Mailbox 209
Lawrenceville, GA 30044

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Posted by Richard Carr JR
Print Name Richard Carr JR

**EXHIBIT "A" TO DEED OF TRUST FROM
JASON B. RUDD AND WIFE, DEE DEE M. RUDD, TO
L. GEORGE ELLIS, TRUSTEE FOR
UNITED STATES DEPARTMENT OF AGRICULTURE
ACTING THROUGH
THE FARMERS HOME ADMINISTRATION**

All that certain lot, tract or parcel of land situated in the Juliet Porter Survey, Abstract No. 819, Hunt County, Texas, and being the same tract of land as described in a Deed from Rayson, Inc. to Herb M. Gilliland and wife, Rhonda Gilliland, as recorded in Volume 981, page 125, Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for corner in the centerline of County Road No. 1032, said point being the Southeast corner of the above cited tract of land;

THENCE N. 89 deg. 57 min. 19 sec. W. passing a 1/2" iron rod found for reference at a distance of 28.81 feet, and continuing for a total distance of 835.52 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 57 min. 39 sec. E. passing a 1/2" iron rod found for reference at a distance of 853.50 feet, and continuing for a total distance of 877.21 feet to a nail found for corner in the centerline of County Road No. 1032;

THENCE S. 03 deg. 36 min. 41 sec. E. along the centerline of said County Road, a distance of 18.670 feet to a nail found for corner;

THENCE S. 00 deg. 05 min. 37 sec. E. along the centerline of said County Road, a distance of 83.28 feet to the point of beginning, and containing 2.002 acres of land.