

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 20, 2021 and recorded under Clerk's File No. 2021-15880 corrected via instrument #2025-23932, in the real property records of HUNT County Texas, with Alexander N Heger and Alexis Gail Campbell, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CrossCountry Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Alexander N Heger and Alexis Gail Campbell, husband and wife securing payment of the indebtedness in the original principal amount of \$185,576.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Alexander N Heger. CrossCountry Mortgage, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING A TRACT OF LAND SITUATED IN THE JAMES HAMILTON SURVEY, ABSTRACT NO. 225, HUNT COUNTY, TEXAS SAME BEING THAT TRACT OF LAND CONVEYED TO ERIC JASON WORLEY AND WIFE, LAURA R. WORLEY, BY DEED RECORDED IN DOCUMENT NO. 2010-3892, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 09/01/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: HUNT County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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.

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 Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Margaret Rosanne Kayl, ServiceLink Auction, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 06/23/2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Richard Carr Jr

Printed Name:

Richard Carr Jr

C&M No. 44-25-03833

EXHIBIT A

Being a tract of land situated in the James Hamilton Survey, Abstract No. 22, Hunt County, Texas same being that tract of land conveyed to Eric Jason Worley and wife, Laura R. Worley, by deed recorded in Document No. 2010-3892, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for corner, said corner being the East corner of that tract of land conveyed to Stephan Robert Holder, by deed recorded in Document No. 2020-06902, Official Public Records, Hunt County, Texas, same being along the Northwest line of F.M. 2101 (public right-of-way):

THENCE North 32 degrees 48 minutes 22 seconds West, along the Northeast line of aforementioned Holder tract, a distance of 209.41 feet to a 1/2 Inch Iron rod found for corner, said corner being the North corner of aforementioned Holder tract, same being the Southeast line of that tract of land conveyed to Jonathan Robert Padon and Kay Lee Padon, by deed recorded in Volume 1797, Page 319, Deed Records, Hunt County, Texas;

THENCE North 56 degrees, 45 minutes 34 seconds East, along said Southeast line of aforementioned Padon tract, a distance of 210.22 feet to a point for corner, said corner being the West corner of that tract of land conveyed to Bobby and Paula Allen, by deed recorded in Document, No. 2015-7122, Official Public Records, Hunt County, Texas, from which a fence post found for witness bears North 75 degrees 54 minutes 04 seconds East, a distance of 0.26 feet;

THENCE South 32 degrees 48 minutes 28 seconds East, along the Southwest line of aforementioned Allen tract, a distance of 209.6 feet to a point for corner, said corner being the South corner of aforementioned Allen tract, same being along the Northwest line of aforementioned F.M. 2101, from which a fence post found for witness bears North 49 degrees 29 minutes 17 seconds East, a distance of 2.25 feet, and being the beginning of a curve to the right, having a radius of 1,096.28 feet, a delta angle of 11 degrees 00 minutes 15 seconds, and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds West, 210.23 feet;

THENCE along said curve to the right, along said Northwest line of aforementioned F.M. 2101, an arc length of 210.55 feet to the POINT OF BEGINNING and containing 44,754 square feet or 1.03 acres of land.

FILED FOR RECORD
at 2:54 o'clock PM

JUN 24 2026

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