

C&M No. 44-26-02758/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

JUL 23 2026
BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

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 15, 2022 and recorded under Clerk's File No. 2022-16982, in the real property records of HUNT County Texas, with David Graham, a married man and Ariel Ortiz-Graham, his wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, fka Quicken Loans, LLC., its successors and assigns as Original Mortgagee.

Deed of Trust executed by David Graham, a married man and Ariel Ortiz-Graham, his wife securing payment of the indebtedness in the original principal amount of \$299,500.00 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 David Graham. Rocket 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. HAVINS SURVEY, ABSTRACT NO. 488, CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED FROM BOBBY W. STOVALL TO LCJ INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NO. 2016-6738 OF THE OPR RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." FOUND (HEREINAFTER CALLED 1/2" IRON ROD WITH CAP FOUND) FOR CORNER IN THE NORTHWEST LINE OF FIRST STREET AT THE SOUTH CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM LOUISE RAGAN, ET AL, TO JEREMY S. POE AS RECORDED IN VOLUME 1731, PAGE 279 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, SAID POINT ALSO BEING AN EAST CORNER OF SAID SUBJECT TRACT; THENCE S. 45 DEG. 28 MIN. 38 SEC. W. WITH THE NORTHWEST LINE OF FIRST STREET A DISTANCE OF 72.64 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER; THENCE N. 44 DEG. 13 MIN. 25 SEC. W. A DISTANCE OF 120.17 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER; THENCE N. 45 DEG. 46 MIN. 35 SEC. E. A DISTANCE OF 91.17 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER AT THE WEST CORNER OF SAID POE TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF SAID SUBJECT TRACT; THENCE S. 35 DEG. 25 MIN. 43 SEC. E. WITH THE SOUTHWEST LINE OF SAID POE TRACT A DISTANCE OF 121.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.226 ACRES OF LAND.

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 07/21/2026.

/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