

JAM Home Solutions LLC, a Texas limited liability company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Yosselyn Dayana Valdez Castellon
342 PR 8715, Ben Wheeler TX 75754

Sent via first class mail and CMRR # 9489 0178 9820 3026 1818 95 on 04.14.2026

FILED FOR RECORD

2026 APR 14 PM 12:44

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT

BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Yosselyn Dayana Valdez Castellon and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Van Zandt County, Texas and is recorded under Clerk's File/Instrument Number 2022-0086, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 5th day of May, 2026

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Van Zandt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

FIRST TRACT: of of the said addition as the SHILOH ACRES ADDITION and all of a 60 foot Private Roadway of the Shiloh Acres Addition as found on Glide 202B. Plat Records of Van Zandt County, Texas. All Lat C TRACT TWO: EASEMENT: Together with an undivided one-ninth (9th) interest in the following described 60 foot private roadway; BEING a 1.90 acre tract of land situated in the E. MITCHUSSON SURVEY, Abstract No. 583, of Van Zandt County, Texas, and being a part of a called 110.51 acre tract described in deed from Lonny Humphrey to Herman Neusch as recorded in Volume 1142, Page 767, of the Van 7. AIndt County, Deed Record, said 1.90 acre tract being further described as follows: BEGINNING at a metal T post found on the Southwest line of FM 279 and being South 65 degrees 15 minutes 01 seconds, West 648.87 feet and North 40 degrees 23 minutes 31 seconds West 652.85 feet and North 40 degrees 37 minutes 11 seconds West 164.84 feet and North 46 degrees 53 minutes East 1004.10 feet from the Southeast corner of said 110.51 acre tract; THENCE: South 46 degrees 53 minutes West. 1124.10 feet to an iron rod set at the beginning of a cul-de-sac, which has a central angle of 309 degrees 14 minutes 45 seconds, a radius of 70 feet and a radins point which bears South 72 degrees 15 minutes

37 seconds West 70 feet, and a long chord which bears North 43 degrees 07 minutes West 60 feet: THENCE: around said cul-de-sac an are distance of 377.81 feet to an iron rod at tile end of said cul-de-sac; THENCE: North 46 degrees 53 minutes East 1124.28 feet to a metal T post found on the Southwest line of FM 279; THENCE: South 42 degrees 56 minutes 26 seconds East along the Southwest line of said high- way 60.00 feet to the POINT OF BEGINNING, and containing 1.90 acres of land. More commonly known as a single family home located at 342 PR 8715, Ben Wheeler TX 75754-6368 (collectively, the "Propert

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

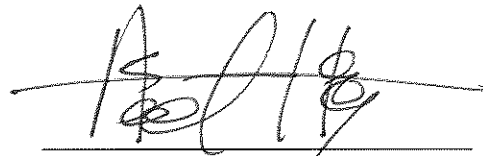
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, M. Asad Haq
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136