

FILED FOR RECORD

2026 MAY 12 PM 12:17

1360 VANZANDT COUNTY ROAD 2719
MABANK, TX 75147

20110031407512

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
BY..... DEPUTY

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.

1. Date, Time, and Place of Sale.

Date: June 02, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 20, 2007 and recorded in Document CLERK'S FILE NO. 2017-001150; AS AFFECTED BY CLERK'S FILE NO. 2017-001792 real property records of VAN ZANDT County, Texas, with SHARON A. HOLLAND, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHARON A. HOLLAND, securing the payment of the indebtednesses in the original principal amount of \$160,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-12-26 I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: Michelle Pangle

Date: 5-12-26

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JACKSON TODD SURVEY, ABSTRACT NO. 847, VAN ZANDT COUNTY, TEXAS, AND BEING PART OF A 271.66 ACRE TRACT CONVEYED TO CONNIE WALTER HYDE AND WIFE, MAUREEN HYDE, BY LOUIS G. THOMAS AND WIFE, NELLIE M. THOMAS, BY WARRANTY DEED DATED OCTOBER, 28, 1975, AND RECORDED IN VOLUME 847, PAGE 291, OF THE DEED RECORDS OF SAID COUNTY, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL IN THE WEST LINE OF SAID 271.66 ACRE TRACT, SAID POINT BEING NORTH 01 DEG 03' WEST 1828.59 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT AND BEING 25 FEET WEST OF A STEEL POST AND BEING IN THE CENTER OF A COUNTY ROAD;

THENCE NORTH 01 DEG 03' WEST 312.15 FEET TO A 60D NAIL IN THE CENTER OF SAID ROAD AND BEING 25 FEET WEST OF A STEEL POST;

THENCE SOUTH 89 DEG 07' EAST 711.35 FEET TO A STEEL POST FOR A CORNER;

THENCE SOUTH 01 DEG 03' WEST 300.57 FEET TO A STEEL POST FOR A CORNER;

THENCE SOUTH 89 DEG 57" WEST 711.05 FEET TO THE PLACE OF BEGINNING, CONTAINING 5 ACRES OF LAND, MORE OR LESS.