

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 25, 2022, JAMES GERALD CRAWFORD AND FAYE M. CRAWFORD, A MARRIED COUPLE AND DEITRA DEAL AND RICHARD DEAL, A MARRIED COUPLE, executed a Deed of Trust/Security Instrument conveying to BRETT M. SHANKS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2022-220918, in Book 487, at Page 1180, in the DEED OF TRUST OR REAL PROPERTY RECORDS of SABINE COUNTY, TEXAS; and

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 appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Sabine County Courthouse, 201 Main Street, Hemphill, TX 75948 in **SABINE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING ALL OF LOT NUMBER 106, LOT NUMBER 107, LOT NUMBER 108, LOT NUMBER 109 AND LOT NUMBER 110 OF WOODLAND ESTATES SUBDIVISION, SECTION TWO (2), IN THE ELI LOW SURVEY A-34, PER THE ORIGINAL MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 1 PAGE 167, PLAT RECORDS OF SABINE COUNTY, TEXAS TO WHICH PLAT REFERENCE IS HEREIN MADE FOR ALL PURPOSES.

Property Address: 390 FOREST DR, HEMPHILL, TX 75948

Mortgage Servicer: SERVICEMAC

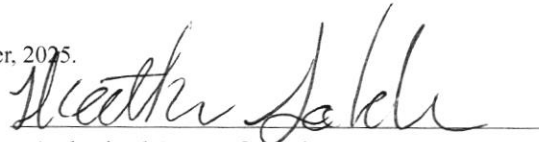
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

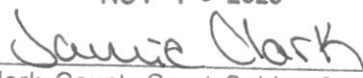
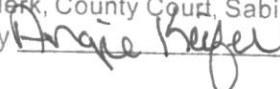
WITNESS MY HAND this 13th day of November, 2025.



Authorized Agent of Auction.com, LLC as
Substitute Trustee, Heather Golden, Allan
Johnston, David Sims, Robert La Mont, Ronnie
Hubbard, Sheryl La Mont, Marinosci Law
Group PC, Resolve Trustee Services, LLC

FILED FOR RECORD
AT 1:05 O'CLOCK P M

NOV 13 2025


Clerk, County Court, Sabine County
By  DEPUTY

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300