FILED FOR RECORD
AT 1:05 O'CLOCK p. M

SEP 24 2026

Jamie Clark
Clerk, County Court, Sabine County
By Sabina Allen DEPUTY

Our Case No. 25-07085-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF SABINE

Deed of Trust Date:
January 20, 2017

Property address:
302 SYCAMORE
PINELAND, TX 75968

Grantor(s)/Mortgagor(s):
ROBERT LEE WILLIAMS

LEGAL DESCRIPTION: Being 0.258 acres of land out of Abstract 297, the J. W. Cadwell Survey, Sabine County, Texas, and being all of that 0.256 acre tract described in a "Special Warranty Deed" from Joe Louis Napier to Carolyn Napier dated March 25, 2009 and recorded in Volume 0298, Page 637 of the Deed Records of Sabine County, Texas, said 0.258 acres being more fully described as follows: Beginning at the Southwest corner of the above described 0.256 acre tract in the North right-of-way of Sycamore Street, an iron pipe found for corner; Thence North 11° 29` 46" East, 140.08 feet to the Northwest corner of the said 0.256 acre tract, an iron pipe found for corner; Thence South 78° 20` 58" East, 80.32 feet to the Northeast corner of the said 0.256 acre tract, iron pipe found for corner; an Thence South 11° 36` 16" West, 139.86 feet to the Southeast corner of the said 0.256 acre tract in the North right-of-way of the said Sycamore Street, an iron pipe found for corner; Thence North 78° 30` 18" West, with the South line of the said 0.256 acre tract and the North right-of-way of the said Sycamore Street, 80.06 feet to the Place of Beginning containing 0.258 acres of land

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE, OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPÁRTMENT OF AGRICULTURE

Date of Sale: NOVEMBER 3, 2026

Property County: SABINE

Original Trustee: DANIEL TORRES

Recorded on: January 26, 2017
As Clerk's File No.: 170172
Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE

Substitute Trustee:
Resolve Trustee Services, LLC, Marinosci Law Group, PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Resolve Trustee Services, LLC, Marinosci Law Group, PC, 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 Mortgagee therein.

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

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NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 3, 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. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Sabine County Courthouse, 201 Main Street, Hemphill, TX 75948 as 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.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the Unites 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, 9-17-26

MARINOSCI LAW GROUP, P.C.

By: _____
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, michael schulz, the undersigned officer, on this, the 17 day of September 2026, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration ~~deserибed and in the capacity~~ stated.

Witness my hand and official seal

(SEAL)

MICHAEL SCHULZ
Notary ID #135534533
My Commission Expires
September 30, 2029

_____
Notary Public for the State of TEXAS

My Commission Expires: 9-30-29

michael schulz
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE
P.O. Box 66889
St. Louis, MO 63166
Our File No. 25-07085

Return to:
MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001