

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number. Tex. Prop. Code Sec. 11.008(c).

STATE OF TEXAS §
 §
COUNTY OF FALLS §

**NOTICE OF APPOINTMENT OF SUBSTITUTE TRUSTEE &
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Marlin, Texas 76661

DATE: March 13, 2026

NOTE: Real Estate Lien Note described as follows:

Date: April 29, 2020
Maker: Terrence Eugene Maguire and Lena Gay Maguire
Payee: Brushie Prairie LLC
Original Principal Amount: \$48,000.00
Holder: Haniel Ventures, LLC, by way of that certain Assignment of Lien dated July 1, 2020, and recorded under Instrument No. 4254, Volume 375, Page 440, in the Official Public Records of Falls County, Texas.

DEED OF TRUST: Deed of Trust described as follows:

Date: April 29, 2020
Grantor: Terrence Eugene Maguire and Lena Gay Maguire
Trustee: Michael H. Patterson
Original Beneficiary: Brushie Prairie LLC
Current Beneficiary: Haniel Ventures, LLC, by way of that certain Assignment of Lien dated July 1, 2020, and recorded under Instrument No. 4254, Volume 375, Page 440, in the Official Public Records of Falls County, Texas.
Recorded: Instrument No. 3877, Volume 373, Page 391, Official Public Records of Falls County, Texas.

LENDER: Haniel Ventures LLC

BORROWER: Terrence Eugene Maguire and Lena Gay Maguire

PROPERTY: 313 Lange St, Marlin, Falls County, Texas 76661, being further described as follows:

FILED
At 2:50 o'clock P.M.
MAR 16 2026
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

Being 0.251 acres, more or less, and being part of Lot Number Six (6), Block Number Four (4), Southland Addition, City of Marlin, Falls County, Texas, as shown on the plat of said subdivision of record in Volume 1, Page 68, Map Records of Falls County, Texas, as described in the attached Exhibit A, fully incorporated herein by reference.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE:

**Walker M. F. Smith
Arianna Rivera
Monica Garza-Hovel
55 Waugh #150
Houston, Texas 77007
(888) 855-1276 x 129
Wmsmith@kmd.law**

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 7, 2026, the first Tuesday of the month, to commence between 10:15 a.m. or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the courthouse steps of the Falls County Courthouse, Marlin, Falls County, Texas, located at 125 Bridge St., Marlin, Falls County, Texas 76661.

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. (See Tex. Prop. Code §51.002(i).)

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 (Tex. Prop. Code §51.0076.) See attached Exhibit B.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law.

The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**


Property:

Real property located in Falls County, Texas, being commonly known as:

313 Lange Street
Marlin, Texas 76661


BEING all of 0.251 acres, more or less, and being part of Lot Number Six (6), Block Number Four (4), Southland Addition, City of Marlin, Falls County, Texas, as shown on the plat of said subdivision of record in Volume 1, Page 68, Map Records of Falls County, Texas.

EXECUTED as of 16, 2026.

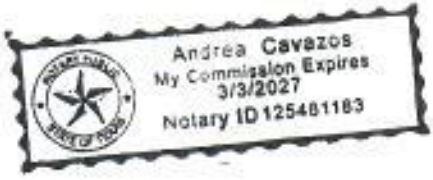

Walker M. F. Smith
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF FALLS §

This instrument was acknowledged before me on the 16th day of March 2026, by Walker M. F. Smith, in his capacity as Substitute Trustee.



Notary Public, State of Texas



My Commission Expires: 3/3/2027
Notary ID No.: 125481183

After recording, please return original to:

Walker M.F. Smith
Kearney McWilliams & Davis
55 Waugh Dr., Suite 150
Houston, Texas 77007

EXHIBIT A

Real Property being sold at the foreclosure sale is as follows:

313 Lange St, Marlin, Falls County, Texas 76661, being further described as follows:

Being 0.251 acres, more or less, and being part of Lot Number Six (6), Block Number Four (4), Southland Addition, City of Marlin, Falls County, Texas, as shown on the plat of said subdivision of record in Volume 1, Page 68, Map Records of Falls County, Texas.

EXHIBIT B

APPOINTMENT OF SUBSTITUTE TRUSTEE

Terrence Eugen Maguire and Lena Gay Maguire (collectively "Grantor") executed the Deed of Trust dated April 29, 2020, and recorded as Instrument No. 3877, Volume 373, Page 391, Official Public Records of Falls County, Texas ("Deed of Trust"), under which Grantor granted to Michael H. Patterson ("Trustee"), for the benefit of Brushie Prairie LLC and subsequently validly assigned to Haniel Ventures, LLC ("Lender"), liens and security interests in and to the real and personal property described in the Deed of Trust.

Lender is the owner and holder of the indebtedness secured by the Deed of Trust under Texas Property Code Section 51.002.

By the authority granted in the Deed of Trust and under Texas Property Code Section 51.0075, Lender appoints, Walker M. F. Smith, Arianna Rivera, and Monica Gurza-Hovel, and whose mailing address is 55 Waugh #150, Houston, Texas 77007, as Substitute Trustees under the Deed of Trust, each with independent authority to act as substitute trustee, and to act in the place of the Trustee and any previous substitute trustees according to the terms of the Deed of Trust and applicable law. All prior acts of any purported trustees, including any and all notices, are hereby ratified.

Executed as of March 13, 2026.

LENDER:

By: 

Name: Jordan D. Silva

Title: Manager

After recording, please return original to:
Walker M. F. Smith
55 Waugh #150
Houston, Texas 77007