

821 LOVELL LANE
MARLIN, TX 76661

00000010258408

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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: March 03, 2026

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

Place: SOUTH SIDE STEPS OF FALLS COUNTY COURTHOUSE 125 BRIDGE ST. MARLIN, TX 76661 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 November 14, 2003 and recorded in Document VOLUME 154, PAGE 124 real property records of FALLS County, Texas, with BILLY E HOPWOOD AND WIFE, XAN HOPWOOD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BILLY E HOPWOOD AND WIFE, XAN HOPWOOD, securing the payment of the indebtednesses in the original principal amount of \$38,693.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

At 1:51 PM
o'clock P.M.

JAN 12 2026

ELIABEN HERRERA, COUNTY CLERK
FALLS COUNTY, TEXAS
BY *[Signature]* DEPUTY



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MARLIN, TX 76661

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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 SERVICELINK AGENCY SALES AND POSTING, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o 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.

/s/ Israel Saucedo *Beatrix Carrillo*

Certificate of Posting

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

Declarant's Name: _____

Date: _____

At 1:51 o'clock P M
JAN 12 2026
ELIZABETH PARKS, COUNTY CLERK
FALLS COUNTY, TEXAS
BY *[Signature]* DEPUTY

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MARLIN, TX 76661

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FALLS

EXHIBIT "A"

SEE EXHIBIT "A"

FILED P
At 1:51 o'clock M
JAN 12 2026
ELIZABETH PEREZ, COUNTY CLERK
BY *[Signature]* AS DEPUTY

Exhibit "A"

STATE OF TEXAS
COUNTY OF FALLS

DESCRIPTION

BEING all that tract of land in Falls County, Texas, out of Outlot 91 NE in the City of Martin, and being all that tract of land described in a deed to Gregory Allen Amber as recorded in Volume 74, Page 366 of the Official Public Records of Falls County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the Southeast corner of said Amber tract, at the Northeast corner of that tract of land described in a deed to Gladys C. Welborn as recorded in Volume 288, Page 680 of the Deed Records of Falls County, Texas, and on the West line of Lovell Lane;

THENCE North 88 degrees 31 minutes 43 seconds West, 120.72 feet to a 1/2 inch steel rod found at the Southwest corner of said Amber tract, and at the Northwest corner of said Welborn tract;

THENCE North 00 degrees 41 minutes 23 seconds East, 57.08 feet to a 1/2 inch steel rod set at the Northwest corner of said Amber tract, and at the Southwest corner of that tract of land described in a deed to Rex S. Rowe and wife, Agnes L. Rowe as recorded in Volume 288, Page 335 of the Deed Records of Falls County, Texas;

THENCE South 88 degrees 31 minutes 43 seconds East, 120.03 feet to a 1/2 inch steel rod found at the Northeast corner of said Amber tract, at the Southeast corner of said Rowe tract, and on the West line of said Lovell Lane;

THENCE South (Bearing Back), 57.10 feet along said line of Lovell Lane to the Point of Beginning, containing 0.168 acres of land.

Best Image Possible

FILED
At 1:51 o'clock P M

JAN 12 2026

ELIZABETH PEREZ, COUNTY CLERK
BY [Signature] DEPUTY

RECEIVED
JAN 12 2026
FALLS COUNTY, TEXAS

Exhibit "A"