

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 11/24/2023

Grantor(s): Dorian Marcella Anderson and Charles Maxwell Coleman

Mortgagee: 1423 Kipling, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 416

Property County: Marion County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Marion County, Texas, being more particularly described as BEING LOT 1, BLOCK 108 OF THE ALLEY ADDITION TO THE CITY OF JEFFERSON, MARION COUNTY, TEXAS. BEING THE SAME PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED DATED OCTOBER 17, 1950, EXECUTED BY WILLIE MAE ROSS, A WIDOW TO ELEASE KNIGHT, A SINGLE WOMAN RECORDED IN VOLUME 163, PAGE 402, DEED RECORDS, MARION COUNTY, TEXAS. (more particularly described in the Loan Documents).

Date of Sale: 4/7/2026

Earliest Time Sale Will Begin: 10:00 AM

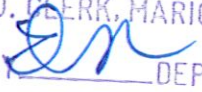
Place of Sale of Property: THE AUSTIN STREET COURTHOUSE DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

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 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.

FILED FOR RECORD
26 MAR 17 10:10
KIMBERLY WISE
CO. CLERK, MARION CO.
BY  DEPUTY

Tejas

The Mortgagee, whose address is:

1423 Kipling, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 3/17/2026


~~Christine Wheelless or Kevin Key or
Jay Jacobs or Phillip Hawkins or
Heather Golden or Jabria Foy or
Kara Riley or Catherine Geddie or
Harriett Fletcher or Sheryl LaMont
or Lucia Cortinas or Michelle
Figueroa or Enrique Leera or
Hans Peter Ludwig or Donna
Brammer or Isabell Cervera or
Rinki Shah or Theresa Phillips or
David Corda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Lengoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Viridiana Silva or
Tamiriramonashe Cathy Lee
Machoka or William Koenig or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Yajaira
Garcia or Jennifer Nava or
Nicholas Wizaig
Trustee or Substitute Trustee~~

6101 Southwest Fwy, Suite 400, Houston, TX 77057

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CO. CLERK, MARION CO.
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