

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 5th day of May, 2026
Time: 10:00 AM or not later than three hours after that time
Place: AT "The Thomas Jefferson Park, located at 114 W. Austin St., Jefferson, TX 75657 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Marion County, Texas.

FILED FOR RECORD
26 MAR 26 AM 10:12
KIMBERLY WISE
CO. CLERK MARION CO.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 702.58. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 13, 2021
Grantor(s): Alexander Harrell, a single man and Kristin Stokes, a single woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Quicken Loans, LLC, its successors and assigns
Original Principal: \$92,787.00
Recording Information: Deed Inst.# 980, Deed Book 1020, Deed Page 385
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC.
Secures: The Promissory Note (the "Note") in the original principal amount of \$92,787.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Marion
Property Description: (See Attached Exhibit "A")
Property Address: 601 W Watson St, Jefferson, TX 75657
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC.
Mortgage Servicer Address: 1050 Woodward Avenue Detroit, MI 48226

File No.: 26-03555TX

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SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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.

/s/ Maisyn Oliver

Maisyn Oliver - Bar #: 24130719

Attorney for Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC.

Maisyn.Oliver@mccalla.com

1320 Greenway Drive, Suite 780


Irving, TX 75038

(469) 942-7141 Office

(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

FILED FOR RECORD
26 MAR 26 AM 10:12
KIMBERLY WISE
CO. CLERK, MARION CO.
BY  DEPUTY

Certificate of Posting

I am Kara Riley Kara Riley whose address is 1225 CR 2129D Henderson TX. I declare under penalty perjury that 3/26/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Marion County Clerk and caused it to be posted at the location directed by the Marion County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

File No.: 26-03555TX

EXHIBIT "A"

A certain 0.193 of an acre tract of land located in Lots 1 and 2 of Block 8 of the Gray Addition to the City of Jefferson in the Stephen Smith Survey, A-345 in Marion County, Texas, plat of said Addition being recorded in Deed Volume E, Page 251, this tract being previously described in Volume 934, Page 295; this tract being more particularly described as follows and shown on Dave Hamilton Mapping and Surveying plat #1668, as surveyed on 03/22/2021. North is based on State Plane Grid North NAD 83 Texas North Central Zone as determined by G.P.S. observations on the North R.O.W. of Watson Street. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Marion County, Texas.

Beginning at a 3/8" Iron Rod found on the North Right of Way of Watson Street for the Southeast corner of the remainder of Lot 12 of Block 8, the Southwest corner of the remainder of said Lot 1, and the Southwest corner of this tract;

THENCE: N 01°17' W 68.4 feet along the common line between Lot 1 and Lot 12 and between Lot 2 and Lot 11 to a 1/2" Iron Rod with cap #5154, typical, set on the common line between said Lot 2 and Lot 11 for the Northwest corner of this tract and the Southwest corner of a called 0.196 of an acre tract described in Volume 519, Page 132, from which bears a found 1/2" Iron Rod, N 88°24' E 0.4 feet;

THENCE: N 89°46' E along the common line between this tract and the called 0.196 of an acre tract, crossing Lot 2, 126.8 feet to a 1/2" Iron Rod, typical, set on the West Right of Way of Gray Street and on the East line of Lot 2 for the Northeast corner of this tract and the Southeast corner of said 0.196 of an acre tract, from which bears a found 3/8" Iron Rod, N 01°17' W 68.4 feet;

THENCE: S 01°17' E 64.0 feet along said West Right of Way to a 1/2" Iron Rod, typical, set on said West Right of Way and the North Right of Way of Watson Street for the Southeast corner of this tract from which bears a found 3/8" Iron Rod, S 27°46' W 3.1 feet;

THENCE: S 87°46' W 126.8 feet along said North Right of Way to the Point of Beginning, this tract being subject to all easements of record.

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