

FILED

MAY 28 2026

8:09 am

Brenda Fietsam

BRENDA FIETSAM

CO. CLERK, FAYETTE CO., TEXAS

181 Plum Acres Ln, West Point, TX 78963 a/k/a 1421  
Plum Church Road, La Grange, TX 78945

26-005941

**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: 07/07/2026

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Fayette County, pursuant to §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 of Trustee's Sale was posted.

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 26, 2003 and recorded in the real property records of Fayette County, TX and is recorded under Clerk's Book 1235, Page 10 with Carlton E. White and Sheronda K. White (grantor(s)) and Wells Fargo Home Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Carlton E. White and Sheronda K. White, securing the payment of the indebtedness in the original amount of \$68,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COMPUTERSHARE TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NBE ASSET TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING A 1.978 ACRE TRACT OF LAND, BEING PART OF THE ANDREW CASTLEMAN SURVEY, ABSTRACT 30 OF FAYETTE COUNTY, TEXAS, AND BEING LOT 8 OF THE PLUM WEST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, SLIDE 117 OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT AS CONVEYED TO MICHAEL E. DUNK AS RECORDED IN VOLUME 1030, PAGE 524 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF LOT 9 FOR THE SOUTH CORNER OF LOT 7 AND FOR THE WEST CORNER HEREOF;

THENCE WITH THE SOUTHEAST LINE OF LOT 7 NORTH 44 DEG. 36 MIN. 00 SEC. EAST 282.34 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF LOT 6, THE WEST CORNER OF LOT 5 AND FOR THE NORTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST LINE OF LOT 5 SOUTH 46 DEG. 26 MIN. 33 SEC. EAST 283.02 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTH CORNER OF LOT 11, AND FOR THE EAST CORNER HEREOF;

THENCE WITH THE NORTHWEST LINE OF LOT 11 SOUTH 35 DEG. 38 MIN. 27 SEC. WEST 285.01 FEET TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER OF LOT 11, THE EAST CORNER OF LOT 9, THE NORTH CORNER OF LOT 10 AND FOR THE SOUTH CORNER HEREOF;

THENCE WITH THE NORTHEAST LINE OF LOT 9 NORTH 46 DEG. 26 MIN. 33 SEC. WEST 327.41 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.978 ACRES OF LAND.

REFERENCE IS HEREBY MADE TO A SURVEY PLAT, ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY AND INCORPORATED HEREIN AND WHICH IS INTENDED BY ALL PARTIES TO CONSTITUTE A PART OF THE REALTY AND TO PASS WITH IT.

SAID MOBILE HOME IS IDENTIFIED AS FOLLOWS:

YEAR/MAKE(MANUFACTURER)/MODEL: 2000 PALM HARBOR VALUE MASTER  
SERIAL/VIN NUMBER(S): MP159254A AND MP159254B  
HUD LABEL/SEAL NUMBER(S): PFS0686442 AND PFS0686443

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 §51.002, 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:

COMPUTERSHARE TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NBE ASSET TRUST  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Lori Long, Esq., or Jonathan Sawyer, Esq., OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or XOME Inc and Tejas Corporate Services LLC, or Abstracts/Trustees of Texas, LLC, or Tejas Corporate Services, LLC, as Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at:

<https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

May 22, 2026

Executed on

/s/ Lori Long

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Carson Emmons, Esq.  
Lori Long, Esq.  
Jonathan Sawyer, Esq.  
6565 N. MacArthur, Suite 470  
Irving, TX 75039

May 28, 2026

Executed on

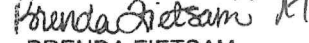


**SUBSTITUTE TRUSTEE**  
Agency Sales and Posting LLC, or AUCTION.COM  
LLC, or Tejas Corporate Services, LLC  
7500 Dallas Pkwy #200, Plano, TX 75024

**FILED**

MAY 28 2026

8:09 am



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