

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: May 12, 2022
Grantor(s): BRYCE JORDAN MILLS, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC.
Original Principal: \$220,924.00
Recording Information: Book 2047, Page 526
Property County: Fayette
Property: "SEE EXHIBIT A"
Property Address: 339 North Water Street
La Grange, TX 78945

FILED
APR 10 2026
9:23pm
Brenda Fietsam
CO. CLERK, FAYETTE CO., TEXAS

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: NewRez LLC
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer: 75 Beattie Place
Address: Greenville, SC 29601

SALE INFORMATION:

Date of Sale: June 2, 2026
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Fayette County Courthouse, 151 N. Washington Street, La Grange, TX 78945 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Auction.com, LLC, and Padgett Law Group, any to act
Substitute Trustee: 546 Silicon Dr., Suite 103
Address: Southlake, TX 76092

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of

the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

PLG

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 4-10-26, I filed at the office of the Fayette County Clerk to be posted at the Fayette County courthouse this notice of sale.

Pete Florez

Declarant's Name: Pete Florez

Date: 4-10-26

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

WITNESS MY HAND this 10th day of April, 2026

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

EXHIBIT "A"

January 5, 2022

Registered Professional Land Surveyor No. 5036
Licensed State Land Surveyor
Phone (979)242-3485

FIELD NOTE DESCRIPTION OF 0.277 ACRES OF LAND OUT OF LOT NO. 8, OF THE SUBDIVISION OF FARM BLOCK NO. 4, OF THE JOHN H. MOORE PLAN OF THE CITY OF LA GRANGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 159 PAGE 306 OF THE DEED RECORDS AND VOLUME 1 PAGE 13 AND VOLUME 1 PAGE 27, BOTH OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO MICHAEL RICHTER AND SAMANTHA RICHTER IN A DEED RECORDED IN VOLUME 2023 PAGE 683 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4" iron rod found in the southwesterly right-of-way line of Water Street, being at the most easterly corner of Lot No. 8, of the Subdivision Farm Block No. 4, of the John H. Moore Plan of the City of La Grange, according to the map or plat thereof recorded in Volume 159 Page 306 of the Deed Records of Fayette County, Texas, and Volume 1 Page 13 and Volume 1 Page 27, both of the Plat Records of Fayette County, Texas, and being at the most easterly corner of that certain (0.143 acre) tract of land conveyed to Michael Richter and Samantha Richter in a deed as recorded in Volume 2023 Page 683 of the Official Records of Fayette County, Texas, and also being at the most northerly corner of that certain (168' X 170'-cast 1/4 of Block 4) tract of land conveyed to David Deen in a deed as recorded in Volume 1620 Page 4 of the Official Records of Fayette County, Texas, and being for the most easterly corner of the tract herein described,

THENCE, leaving the southwesterly right-of-way line of Water Street, and with the common line between the Richter tract and the Deed tract, being the common line between Lot 1, and Lot 8, of said Block 4, S 60 deg. 29' 58" W 87.05 feet to a 1/4" iron rod found at the base of a fence corner post, being at the most southerly corner of the Richter tract, and also being at the most easterly corner of that certain (1.29 acre) tract of land conveyed to the City of La Grange, in a deed as recorded in Volume 1730 Page 52, of the Official Records of Fayette County, Texas, and being for the most southerly corner of this tract,

THENCE, with the common line between Lot 7 and Lot 8, of said Block 4, being with the common line between the Richter tract, and the City of La Grange tract, (as found staked on the ground) N 27 deg. 57' 49" W 162.14 feet to a 1/4" iron rod found at the most westerly corner of Lot 8, being for the most westerly corner of this tract,

THENCE, with the northwesterly line of Lot 8, N 61 deg. 11' 29" E 16.26 feet to a 1/4" iron rod set in the southerly right-of-way line of the Railroad, and being for an angle in the northerly line of the Richter tract, and being for an angle in the northerly line of this tract,

THENCE, with the southerly right-of-way line of the Railroad, and the northerly line of the Richter tract, S 82 deg. 33' 19" E 83.00 feet to a 1/4" iron rod set at the intersection of the southerly right-of-way line of the Railroad, and the southwesterly right-of-way line of Water Street, being at the most northeasterly corner of the Richter tract, and being for the most northeasterly corner of this tract,

THENCE, with the southwesterly right-of-way line of Water Street, being the northeasterly line of the Richter tract, S 29 deg. 33' 19" E 112.00 feet to the PLACE OF BEGINNING, in all containing 0.277 acres of land.

SURVEYED: December 30, 2021

BY:

[Handwritten Signature]
Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



FILED

APR 10 2026

[Handwritten Signature]
Brenda Fietsam

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS