

NOTICE OF SUBSTITUTE TRUSTEE SALE

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| Deed of Trust Date: 12/7/2009 | Grantor(s)/Mortgagor(s): AARON M. MARSHALL JOINED HEREIN PROFORMA BY HIS WIFE, MONICA MARSHALL |
| Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: M&T Bank |
| Recorded in: Volume: N/A Page: N/A Instrument No: 2009005317 | Property County: CASS |
| Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203 |
| Date of Sale: 7/7/2026 | Earliest Time Sale Will Begin: 10:00 AM |
| Place of Sale of Property: THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED AT 100 HOUSTON ST., LINDEN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

FILED FOR RECORD
 2026 APR 30 A 9:51
 AMY L. VARNELL
 CASS COUNTY CLERK

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The 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.


The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 4/28/2026



Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for M&T Bank

Dated: April 30, 2026

 Printed Name: JABRIA FOY

 Substitute Trustee
 c/o Xome
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-121742-POS
Loan Type: FHA

Tejas

EXHIBIT "A"

All that certain 0.93 acre tract of land described in Volume 926, Page 256, Deed Records, Cass County, Texas, being all of Lots 7 & 8, Block C, Unit 5, Hickory Heights Addition, City of Linden, James Clark Survey, A-172, Cass County, Texas, as shown on unrecorded plat by J. W. Owens, RPL.S. said 0.93 acre tract of land being more particularly described by metes and bounds as follows: (Bearing Basis: 926/256)

Beginning at: A 1/2" iron rod found in the North line of Barker Street, for the Southwest corner of this tract also the Southeast corner of (664/478) Lot 6, Block C, Unit 5, a 318" iron pipe found for the Southwest corner of Lot 6, Southeast corner of Lot 4 bears S 89° 58' 48" W, 100.42 feet:

Thence: NORTH. (Bearing Basis), 249.67 feet along the East line of Lots 6 & 5, Block B, Unit 5 to a 1/2" iron rod found in the South line of Oklahoma Street for the Northwest corner of this tract, Northeast corner of Lot 5, a 1/2" iron rod found for the Northwest corner of (576/457) Lot 5, Northeast corner of Lot 2 bears N 89° 50' 31" W, 100.83 feet;

Thence: With the South line of Oklahoma Street as follows:
S 89° 44' 52" E, 24.16 feet to a 1/2" iron rod found for an angle corner of this tract
N 40° 16' 08" E, 22.30 feet to a point in a creek (not set) for an angle corner of this tract,
also the Southwest corner of (1125/542) Lot 1, Block B, Unit 3:

Thence: S 49° 14' 39" E, passing at 19.2 feet a chain link fence corner post at 123.19 feet a 5/8" iron found for common corner of Lots 1 & 2, Block B, Unit 3, continuing for a total distance of 248.19 feet to a point (not set) in a chain link fence for the Northeast corner of this tract, Northwest corner of 893/386, a chain link fence corner post bears N 40° 15' 17" E, 0.9 feet:

Thence: S 40° 15' 17" W, 149.91 feet to a 1/2" iron pipe found in the North line of Barker Street for the Southeast corner of this tract also the Southwest corner of 893/386, a 1/2" iron rod found for the Southeast corner of 893/386 bears S 50° 10' 34" E, 124.89 feet;

Thence: N 85° 38' 51" W, 130.09 (Called WEST, 122.5 feet) with the North line of Barker Street to the Point of Beginning, containing 0.93 acre of land, more or less.