

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: January 30, 2023

Grantors: Shawn Christopher Wylie and Marla Elaine Wylie

Beneficiary: East Texas Professional Credit Union

Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 2023000609, in the Official Public Records of Cass County, Texas, and as corrected by Correction Instrument dated March 16, 2026, a copy of which is attached hereto as Exhibit "B."

FILED FOR RECORD

2026 MAR 17 A 10:07

AMY L. VARNELL
CASS COUNTY CLERK

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All those certain lots, tracts or parcels of land situated in Cass County, Texas, being more particularly described in the Deed of Trust and in the Correction Instrument, and on what are attached hereto as Exhibits "A" and "B" and made a part hereof for all purposes.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **Tuesday, April 7, 2026**

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Cass County Courthouse in Linden, Texas, at the following location:

In the area of such Courthouse designated by the Cass County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the north entrance of the Cass County Courthouse located on Houston Street in Linden, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property ‘AS IS’ without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

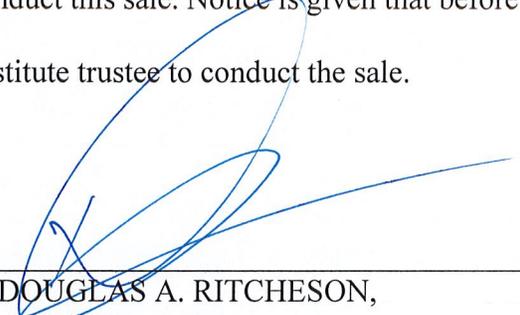
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Shawn Christopher Wylie and Marla Elaine Wylie. The deed of trust is dated January 30, 2023, and is recorded in the office of the County Clerk of Cass County, Texas, under Clerk’s File No. 2023000609, in the Official Public Records of Cass County, Texas, and as corrected by Correction Instrument dated March 16, 2026, a copy of which is attached hereto as Exhibit “B.”

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the January 30, 2023 promissory note in the original principal amount of \$360,000.00, executed by Shawn Christopher Wylie and Marla Elaine Wylie, and payable to the order of East Texas Professional Credit Union; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). East Texas Professional Credit Union is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, East Texas Professional Credit Union, Attention: Kelly Evans, telephone (903) 323-1204.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: March 16, 2026.



DOUGLAS A. RITCHESON,
Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

EXHIBIT "A"

TRACT ONE:

All that certain 10.00 acre tract of land in the James Allen Survey, A-21, Cass County, Texas, being part of a called 184.28 acre tract described in Instrument No. 2017003211, Official Public Records of Cass County, Texas, from Ward Timber Holdings to Morgan Timber Partners, and being more particularly described by metes and bounds as follows: (Bearing Basis: UTM-Z15N-GPS)

Beginning at: A 3/8" iron rod found in the North line of the Robert Maxwell Survey, A-677 for the Southeast corner of the James Allen Survey, A-21, this tract and Instrument No. 201700321, also the Southwest corner of the Alfred Webb Survey, A-1113;

Thence: S 89° 43' 29" W, 49.55 feet (passing at 38.85 feet a 1" iron rod found) to a 1/2" iron rod found in the East line of the Joel Hughes Survey, A-520 for an angle corner of the James Allen Survey, A-21, this tract and Instrument No. 201700321, also the Northwest corner of the Robert Maxwell Survey, A-677;

Thence: N 02° 52' 06" E, 112.57 feet with the Hughes-Allen survey line to a 3/4" iron pipe found for an angle corner of the James Allen Survey, A-21, Instrument No. 2017003211 and this tract;

Thence: N 89° 05' 44" W, 972.23 feet with the Hughes-Allen survey line to a 1/2" iron rod set at a "T" post on the East side of Cass County Road No. 1463 for the Southwest corner of this tract;

Thence: Along and with a new line and the East side of Cass County Road No. 1463 as follows:

N 07° 34' 16" E, 157.68 feet to a 1/2" iron rod set at a "T" post for an angle corner of this tract;
N 04° 26' 17" E, 275.93 feet to a 1/2" iron rod set at a "T" post for the Northwest corner of this tract, also an angle corner of an 8.66 acre tract surveyed this date;

Thence: S 89° 05' 44" E, 980.10 feet with a new line and common boundary of the 8.66 acre tract to a 1/2" iron rod set at a "T" post for the Northeast corner of this tract, also the Southeast corner of the 8.66 acre tract surveyed this date;

Thence: S 00° 38' 23" W, 543.51 feet with the Allen-Webb Survey line to the POINT OF BEGINNING, containing 10.00 acres of land, more or less.

TRACT TWO:

All that certain 10.00 acre tract of land in the James Allen Survey, A-21, Cass County, Texas, being part of a called 184.28 acre tract described in Instrument No. 2017003211, Official Public Records of Cass County, Texas, from Ward Timber Holdings to Morgan Timber Partners, and being more particularly described by metes and bounds as follows: (Bearing Basis: UTM-Z15N-GPS)

Commencing at: A 3/8" iron rod found in the North line of the Robert Maxwell Survey, A-677 for the Southeast corner of the James Allen Survey, A-21, and a 10.00 acre tract surveyed this date, and Instrument No. 2017003211, also the Southwest corner of the Alfred Webb Survey, A-1113;

Thence: N 00° 38' 23" W, 543.51 feet with the Allen-Webb survey line to a ½" iron rod set at a "T" post for the POINT OF BEGINNING and the Southeast corner of this tract, also the Northeast corner of a 10.0 acre tract, Tract 1;

Thence: N 89° 05' 44" W, 980.10 feet with a new line and common boundary of Tract 1 to a ½" iron rod set at a "T" post on the East side of Cass County Road No. 1463 for the Southwest corner of this tract, also the Northwest corner of the 10.00 acre tract, Tract 1;

Thence: N 04° 26' 17" E, 452.20 feet, along and with a new line and the East side of Cass County Road No. 1463 to a ½" iron rod set at a "T" post for the Northwest corner of this tract, also the Southwest corner of a 3.03 acre tract (called 3.0 acres) for school in Vol. T-4, Pg. 193;

Thence: S 89° 05' 44" E, 950.14 feet (passing at 315.00 feet a point for the Southeast corner of the school tract) with common boundary of the school tract and a new line to a ½" iron rod set at a "T" post for Northeast corner of this tract, also the Southeast corner of a 10.20 acre tract surveyed this date;

Thence: S 00° 38' 23" W, 451.36 feet with the Allen-Webb Survey line to the POINT OF BEGINNING, containing 10.00 acres of land, more or less.

TRACT THREE:

All that certain 10.20 acre tract of land in the James Allen Survey, A-21, Cass County, Texas, being part of a called 184.28 acre tract described in Instrument No. 2017003211, Official Public Records of Cass County, Texas, from Ward Timber Holdings to Morgan Timber Partners, and being more particularly described by metes and bounds as follows: (Bearing Basis: UTM-Z15N-GPS)

Beginning at: A 1" iron rod found in the East line of the James Allen Survey, A-21, West line of the Alfred Webb Survey, A-1113, for the Northeast corner of this tract and Instrument No. 2017003211;

Thence: S 00° 38' 23" W, 623.05 feet with the Allen-Webb survey line to a ½" iron rod set at a "T" post for Southeast corner of this tract, also the Northeast corner of a 10.00 acre tract, Tract 2, surveyed this date, a 3/8" iron rod found in the North line of the Robert Maxwell Survey, A-677 for the Southeast corner of Instrument No. 2017003211 and the James Allen Survey, A-21, also the Southwest corner of the Alfred Webb Survey, A-1113, bears S 00° 38' 23" W, 994.87 feet;

Thence: N 89° 05' 44" W, 635.14 feet with a new line and common boundary of the 10.00 acre tract, Tract 2, to a point for the Southeast corner of a 3.03 acre tract (called 3.0 acres in Vol. T-4, Pg. 193), also an angle corner of this tract, ½" iron rod set at a "T" post on the East side of Cass County Road No. 1463 for the Northwest corner of the 10.00 acre tract, Tract 2, bears N 89° 05' 44" W, 315.00 feet;

Thence: N 04° 21' 45" E, 420.00 feet with common boundary of Vol. T-4, Pg. 193 to a point for the Northeast corner of the 3.03 acre tract (called 3.0 acres in Vol. T-4, Pg. 193), also an angle corner of this tract;

Thence: N 89° 05' 44" W, 315.00 feet with common boundary of Vol. T-4, Pg. 193, to a ½" iron rod set at a "T" post on the East side of Cass County Road No. 1463 for the Northwest corner of Vol. T-4, Pg. 193, also an angle corner of this tract;

Thence: N 03° 31' 20" E, 98.89 feet to a ½" iron rod set at a "T" post in the East line of Cass County Road No. 1463, South line of Cass County Road No. 1464 for the Northwest corner of this tract;

Thence: Along and with a new line and the South line of Cass County Road No. 1464 as follows:

N 79° 22' 33" E, 84.07 feet, N 73° 57' 37" E, 83.88 feet, N 66° 36' 16" E, 221.42 feet to a ½" iron rod set at a "T" post for an angle corner of this tract;

Thence: Along and with common boundary of Instrument No. 2013001394 as follows:

S 89° 23' 58" E, 220.26 feet to a ½" iron rod set at a "T" post for an angle corner of this tract;

S 88° 31' 37" E, 225.42 feet to a ½" iron rod set at a "T" post for an angle corner of this tract;

S 75° 06' 18" E, 110.49 feet to the POINT OF BEGINNING, containing 10.20 acres of land, more or less.

EXHIBIT "B"

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT

[Non-material correction pursuant to §5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the correction affidavit (instrument)]

Date: March 16, 2026
GF No: 22-0561
Title Company: CASS COUNTY TITLE COMPANY
Affiant: JENNIFER GOLDEN

Description of Original Instrument (include name of instrument, date, parties and recording information):

Deed of Trust dated 1/30/2023, filed for record in the office of the County Clerk of Cass County, Texas, on 1/31/2023, recorded at Clerk's File Number 2023000609, Official Public Records, Cass County, Texas from Shawn Christopher Wylie and Marla Elaine Wylie, married persons, to William Byron Norton, Trustee, securing the payment of one certain promissory note of even date therewith in the principal amount of \$360,000.00 payable to the order of East Texas Professional Credit Union as therein provided.

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My name is JENNIFER GOLDEN . My address is 209 E FIRST STREET, HUGHES SPRINGS, TX 75656 . I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit .
2. I have personal knowledge of the facts relevant to the correction of the above referenced Original Instrument as evidenced by the following facts (describe facts indicating personal knowledge below):

I am the manager of Cass County Title Company.
3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instrument (describe error below):

Exhibit "A" was not attached to the Deed of Trust
4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument (insert corrected language below):

EXHIBIT "A"

TRACT ONE:

All that certain 10.00 acre tract of land in the James Allen Survey, A-21, Cass County, Texas, being part of a called 184.28 acre tract described in Instrument No. 2017003211, Official Public Records of Cass County, Texas, from Ward Timber Holdings to Morgan Timber Partners, and being more particularly described by metes and bounds as follows: (Bearing Basis: UTM-Z15N-GPS)

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Thence: N 02° 52' 06" E, 112.57 feet with the Hughes-Allen survey line to a 3/4" iron pipe found for an

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT (Non-material Error Without Joinder of Parties)
(Texas)

angle corner of the James Allen Survey, A-21, Instrument No. 2017003211 and this tract;

Thence: N 89° 05' 44" W, 972.23 feet with the Hughes-Allen survey line to a ½" iron rod set at a "T" post on the East side of Cass County Road No. 1463 for the Southwest corner of this tract;

Thence: Along and with a new line and the East side of Cass County Road No. 1463 as follows:

N 07° 34' 16" E, 157.68 feet to a ½" iron rod set at a "T" post for an angle corner of this tract;

N 04° 26' 17" E, 275.93 feet to a ½" iron rod set at a "T" post for the Northwest corner of this tract, also an angle corner of an 8.66 acre tract surveyed this date;

Thence: S 89° 05' 44" E, 980.10 feet with a new line and common boundary of the 8.66 acre tract to a ½" iron rod set at a "T" post for the Northeast corner of this tract, also the Southeast corner of the 8.66 acre tract surveyed this date;

Thence: S 00° 38' 23" W, 543.51 feet with the Allen-Webb Survey line to the POINT OF BEGINNING, containing 10.00 acres of land, more or less.

TRACT TWO:

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Thence: N 89° 05' 44" W, 980.10 feet with a new line and common boundary of Tract 1 to a ½" iron rod set at a "T" post on the East side of Cass County Road No. 1463 for the Southwest corner of this tract, also the Northwest corner of the 10.00 acre tract, Tract 1;

Thence: N 04° 26' 17" E, 452.20 feet, along and with a new line and the East side of Cass County Road No. 1463 to a ½" iron rod set at a "T" post for the Northwest corner of this tract, also the Southwest corner of a 3.03 acre tract (called 3.0 acres) for school in Vol. T-4, Pg. 193;

Thence: S 89° 05' 44" E, 950.14 feet (passing at 315.00 feet a point for the Southeast corner of the school tract) with common boundary of the school tract and a new line to a ½" iron rod set at a "T" post for Northeast corner of this tract, also the Southeast corner of a 10.20 acre tract surveyed this date;

Thence: S 00° 38' 23" W, 451.36 feet with the Allen-Webb Survey line to the POINT OF BEGINNING, containing 10.00 acres of land, more or less.

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Beginning at: A 1" iron rod found in the East line of the James Allen Survey, A-21, West line of the Alfred Webb Survey, A-1113, for the Northeast corner of this tract and Instrument No. 2017003211;

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT (Non-material Error Without Joinder of Parties)
(Texas)

angle corner of the James Allen Survey, A-21, Instrument No. 2017003211 and this tract;

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Thence: N 89° 05' 44" W, 980.10 feet with a new line and common boundary of Tract 1 to a ½" iron rod set at a "T" post on the East side of Cass County Road No. 1463 for the Southwest corner of this tract, also the Northwest corner of the 10.00 acre tract, Tract 1;

Thence: N 04° 26' 17" E, 452.20 feet, along and with a new line and the East side of Cass County Road No. 1463 to a ½" iron rod set at a "T" post for the Northwest corner of this tract, also the Southwest corner of a 3.03 acre tract (called 3.0 acres) for school in Vol. T-4, Pg. 193;

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Beginning at: A 1" iron rod found in the East line of the James Allen Survey, A-21, West line of the Alfred Webb Survey, A-1113, for the Northeast corner of this tract and Instrument No. 2017003211;

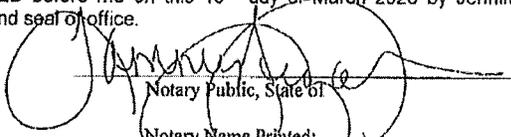
~~CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT (Non-material Error Without Joinder of Parties)~~
(Texas)

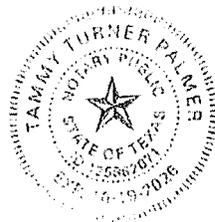
STATE OF TEXAS §

COUNTY OF CASS §

SWORN TO AND SUBSCRIBED before me on this 16th day of March 2026 by Jennifer Golden, to certify which witness my hand and seal of office.

My Commission Expires:


Notary Public, State of
Notary Name Printed: _____



CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT (Non-material Error Without Joinder of Parties)
(Texas)