

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

Please See Exhibit "A".

Security Instrument: Deed of Trust dated July 10, 2024 and recorded on July 10, 2024 at Instrument Number 2024003945 in the real property records of CASS County, Texas, which contains a power of sale.

Sale Information: August 4, 2026, at 10:00 AM, or not later than three hours thereafter, at the North Entrance of the Cass County Courthouse located on Houston Street, Linden, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

FILED FOR RECORD
2026 MAY 28 P 1:00
AMY L. VARNELL
CASS COUNTY CLERK

The Deed of Trust executed by PETE M KEENER A/K/A PETE KEENER AND ALEXIS WALRAVEN A/K/A ALEXIS NICOLE WALRAVEN A/K/A ALEXIS KEENER secures the repayment of a Note dated July 10, 2024 in the amount of \$196,600.00. MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, whose address is c/o Rocket Mortgage, LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Rocket Mortgage, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
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3313 W Commercial Blvd, Suite F-150, Fort
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Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Sharon Sharp, Christine Wheeless, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Agency Sales and Posting LLC||Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Sharon Sharp, Christine Wheeless, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, JABRIA FOY, declare under penalty of perjury that on the 21th day of May, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CASS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

All that certain 0.41 acre tract of land situated in Lot 6 and part of Lot 7, Ray Addition, (Slide 138, Cabinet A Cass County Plat Records) City of Atlanta, T. J. Richie Survey, A-138, Cass County, Texas, and being a tract recorded in Vol. 1038, Pg. 108 of the Official Public Records Cass County, Texas said 0.41 acre of land being more particularly described by metes and bounds as follows: (Bearing Basis: 1152/76.)

BEGINNING at a 5/8" iron rod found in the South line of Morse Road for the Northwest corner of this tract, Northeast corner of 1152/76, A 5/8" iron rod found bears S 74° 48' 04" W, 106.19 feet;

Thence: N 74° 48' 04" E, 132.20 feet along the North line of Lots 6 and 7 and this tract, and the South line of Morse Road to a 40d nail set in the West line of Mason Street, South line Morse Road for the Northeast corner of Lot 6 and this tract;

Thence: S 02° 39' 25" W, 153.18 feet along the East line of Lot 6, and the West line of Mason Street, to a 1-1/4" galvanized pipe found in West line of Mason Street for the Southeast corner of Lot 6 and this tract;

Thence: S 72° 31' 21" W, 118.24 feet along the South line of Lot 6 to a 5/8" iron rod found for the Southwest corner of Lot 6 and this tract, Southeast corner of Lot 7 and 1152/76;

Thence: N 00° 53' 51" W, 153.53 along the West line of this tract, East line of 1152/76 to the Point of Beginning, containing 0.41 acres of land, more or less.