

FILED FOR RECORDS
AT 8:45 O'CLOCK A M

APR 14 2026

CINDY WALKER
CLERK COUNTY COURT, HASKELL COUNTY, TEXAS
CWC
DEPUTY

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 06/01/2025
Grantor(s): Mellissa Francine Arms
Mortgagee: 4321 Mt Vernon, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 250887
Property County: Haskell County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Haskell County, Texas, being more particularly described as, **The West Fifty-eight Feet (W/58') of Lot One (1), Block Sixty-nine (69), of the Original Town of Haskell, Haskell County, Texas according to the map or plat of Haskell County, Texas.** (more particularly described in the Loan Documents).

Date of Sale: 5/5/2026

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: THE BULLETIN BOARD AREA AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

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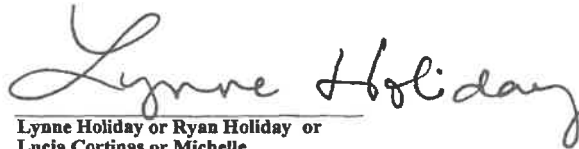
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DEPUTY

The Mortgagee, whose address is:

4321 Mt Vernon, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 4/14/2026



**Lynne Holiday or Ryan Holiday or
Lucia Cortinas or Michelle
Figueroa or Enrique Loera or
Hans-Peter Ludwig or Donna
Brammer or Isabell Cervera or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Viridiana Silva or
Tamiriramushe Cathy Lee
Machoka or William Koenig or
Eduardo Silva or Peggy Munoz or
John Hodges or Rodolfo Pineda or
Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or
Yajaira Garcia or Jennifer Nava or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy., Suite 400, Houston, TX 77057**