

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 12, 2017 and recorded under Clerk's File No. 2017-00000674, in the real property records of HENDERSON County Texas, with Jesus Santos, IV and Ramelle Santos, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Plaza Home Mortgage Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jesus Santos, IV and Ramelle Santos, husband and wife securing payment of the indebtedness in the original principal amount of \$254,308.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jesus Santos IV and Ramelle Santos. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

Legal Description:

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. MEUX SURVEY, A-552, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 14.63 ACRE TRACT OF LAND DESCRIBED IN DEED TO CITIMORTGAGE INC. RECORDED IN INSTRUMENT NO. 2012-00001804, OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS (RPRHCT). SAID LOT TRACT OR PARCEL OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 07/07/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HENDERSON County Courthouse, Texas at the following location: On the porch to the south entrance of the Henderson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, Randy Daniel, Jabria Foy, Heather Golden, Kara Riley, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 04/27/2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Sharon St. Pierre

Printed Name: Sharon St. Pierre 4-30-2026

C&M No. 44-26-01767

EXHIBIT "A"

Order No.: 2200611600314

Being all that certain lot tract or parcel of land located in the T. Meux Survey, A-552, Henderson County, Texas, being described as all of a called 14.63 acre tract of land described in Deed to Citimortgage Inc. recorded in Instrument No. 2012-00001804, of the Real Property Records of Henderson County, Texas (RPRHCT). Said lot tract or parcel of land being more particularly described as follows:

Beginning at a 1" iron pipe found at the southwest corner of this tract and being the southeast corner of the Silvino and Bessie Guerrero 29.42 acre tract of land described in deed recorded in Volume 2532, Page 888 of the RPRHCT and being in the north line of Seven Points Village Subdivision the plat thereof recorded in Cabinet D, Slide 4 of the Plat Records of Henderson County, Texas;

THENCE, NORTH (REFERENCE BEARING), 1731.72 feet along the west line of this tract and the east line of the Guerrero tract with a barbwire fence to a 1" iron pipe found in the south line of West Jess Hinton Road (County Road 2100) and being the northwest corner of this tract;

THENCE, S 89° 54' 16" E, 367.26 feet along the north line of this tract and the southern line of West Jess Hinton Road to a 3/4" iron pipe found at the northwest corner of the John K. Brown 14.719 acre tract of land described in deed recorded in Volume 1954, Page 510 of the RPRHCT, being the northeast corner of this tract;

THENCE, S 00° 00' 50" E, 1735.99 feet along the east line of this tract and the west line of the Brown tract to a 1/2" iron rod found in the north line of Seven Points Village at the southeast corner of this tract;

THENCE, N 89° 14' 23" W, 367.71 feet along the south line of this tract and the north line of Seven Points Village to the POINT OF BEGINNING and CONTAINING 14.63 ACRES OF LAND MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

FILED FOR RECORD
2026 APR 30 PM 4:19
MARY HAZEL WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Our Case No. 25-04927-FC-2

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

FILED FOR RECORD
2026 APR 23 PM 4:16
MAY I, MARGARET J. WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF HENDERSON

Deed of Trust Date:
October 16, 2023

Property address:
104 SHADY SHORES DRIVE
MABANK, TX 75156

Grantor(s)/Mortgagor(s):
TRAVIS MATTHEW COMSTOCK, A SINGLE MAN

LEGAL DESCRIPTION: All those certain lots, tracts or parcels of land situated in the G.T. Walters Survey, A-795, and the I.V. Michelli Survey, A-486, Henderson County, Texas, and being Lot Nos. 10 and 11, Block 1, Leisure Land, according to the Plat thereof recorded in Volume 3, Page 1, now also shown in Cabinet B, Slide 53, Plat Records of Henderson County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR
CARDINAL FINANCIAL COMPANY, LIMITED
PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: JULY 7, 2026

Property County: HENDERSON

Original Trustee: BLACK, MANN & GRAHAM, L.L.P.

Recorded on: October 17, 2023
As Clerk's File No.: 2023-00015691
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC,
Heather Golden, Allan Johnston, David Sims, Meghan Byrne,
Robert La Mont, Ronnie Hubbard, Sharon St. Pierre, Sheryl
La Mont, Marinosci Law Group PC, Resolve Trustee
Services, LLC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out 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, Heather Golden, Allan Johnston, David Sims, Meghan Byrne, Robert La Mont, Ronnie Hubbard, Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

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 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.

WITNESS MY HAND, 4-22-26

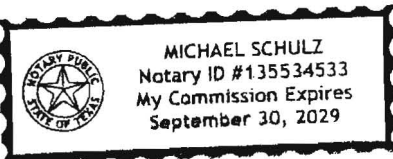
MARINOSCI LAW GROUP, P.C.
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 22 day of April 2026, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

[Signature]



Notary Public for the State of TEXAS
My Commission Expires: 9-30-29
Michael Schulz
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 25-04927

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

Posted by: Sharon St. Pierre
4/23/2026 Sharon St. Pierre
Substitute Trustee