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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

*Handwritten signature: [Signature]*  
COUNTY CLERK  
FRANKLIN COUNTY, TX

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 2nd day of June, 2026  
**Time:** 12pm or not later than three hours after that time  
**Place:** AT The south steps of the Franklin 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 in Franklin County, Texas.

**TERMS OF SALE:** CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** December 27, 2022  
**Grantor(s):** ZACHARIAH MEIER AND AMANDA MEIER, HUSBAND AND WIFE  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Strong Home Mortgage, L.L.C., its successors and assigns  
**Original Principal:** \$458,000.00  
**Recording Information:** Deed Inst.# 167567, Deed Book 441, Deed Page 99  
**Current Mortgagee/Beneficiary:** NewRez LLC  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$458,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Franklin  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 511 County Road Sw 3010, Mount Vernon, TX 75457  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** NewRez, LLC d/b/a Shellpoint Mortgage Servicing  
**File No.:** 25-03311TX

*Tejas*

**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601

**SUBSTITUTE TRUSTEE(S):** McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.\* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.\* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

\* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

**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.**

/s/ Maisyn Oliver  
Maisyn Oliver - Bar #: 24130719  
Attorney for NewRez LLC  
Maisyn.Oliver@mccalla.com  
1320 Greenway Drive, Suite 780  
Irving, TX 75038  
(469) 942-7141 Office  
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Kara Riley whose address is 12215 CR 2129D Henderson TX I declare  
under penalty perjury that 4/30/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Franklin  
County Clerk and caused it to be posted at the location directed by the Franklin County Commissioners.

**Return to:** McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Being a lot, tract or parcel of land situated in the David Elder Survey, Abstract No. 159, Franklin County, Texas, and being part of that certain called 23.640 acre tract of land conveyed from Stephen Bussell, Jr. to Shanna Lee, by Warranty Deed, as recorded in Volume 406, Page 420, Official Public Records, Franklin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in concrete at the Northeast corner of said 23.640 acre tract, and an ell corner of a 145.00 acre tract of land conveyed to David Lee et al, by deed recorded in Volume 328, Page 259, Official Public Records, Franklin County, Texas;

THENCE, South 04 Degrees 40 Minutes 17 Seconds East, along the East line of said 23.640 acre tract, and a West line of said 145.00 acre tract, a distance of 149.19 feet to a 1/2 inch iron rod set with (BY-LINE), from said point, a 3/8 inch iron rod found (disturbed) at the Southeast corner of said 23.640 acre tract, and a Southwest corner of said 145.00 acre tract, bears South 04 Degrees 40 Minutes 17 Seconds East, a distance of 711.37 feet;

THENCE, South 85 Degrees 42 Minutes 35 Seconds West, passing at a distance of 1,058.24 feet, a 1/2 inch iron rod set marked (BY-LINE) for witness, and continuing the same course in all a total distance of 1,089.78 feet to a point for corner in County Road No. 3010 in the West line of said 23.640 acre tract, from said point, a 60D nail found with a washer, bears South 37 Degrees 18 Minutes 55 Seconds West, a distance of 416.97 feet;

THENCE, North 31 Degrees 51 Minutes 43 Seconds East, along the West line of said 23.640 acre tract, and said County Road No. 3010, a distance of 96.70 feet to a point for corner;

THENCE, North 16 Degrees 12 Minutes 12 Seconds East, continuing along the West line of said 23.640 acre tract, and said County Road No. 3010, a distance of 75.91 feet to a 60D nail found (bent) at the Northwest corner of said 23.640 acre tract, and a Southwest corner of said 145.00 acre tract;

THENCE, North 85 Degrees 42 Minutes 35 Seconds East, along the North line of said 23.640 acre tract, and a South line of said 145.00 acre tract, a distance of 1,005.16 feet to the POINT OF BEGINNING and CONTAINING 3.56 acres of land.