

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of December, 2025
Time: 12:00 PM or not later than three hours after that time
Place: AT Franklin County Courthouse, 200 N. Kaufman Street, Mt Vernon, TX 75457
in Franklin County, Texas.

TERMS OF SALE: CASH

Franklin County Clerk
Franklin County, TX

2025 OCT 23 PM 1:02

FILED

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: June 30, 2023
Grantor(s): JAMES LEE ROBERT ALEXANDER, AN UNMARRIED MAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for MORTGAGE SOLUTIONS OF COLORADO, LLC., its successors and assigns.
Original Principal: \$259,000.00
Recording Information: Deed Inst.# 159145, Deed Book 449, Deed Page 235
Current Mortgagee/Beneficiary: MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL
Secures: The Promissory Note (the "Note") in the original principal amount of \$259,000.00 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: 109 Oliver Wendell Ct, 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 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: Mortgage Solutions Financial Servicing, a division of Mortgage Solutions of Colorado, LLC
Mortgage Servicer Address: 7450 Campus Dr. Suite 200, Colorado Springs, CO 80920

File No.: 25-02619TX

Tejas Trustee Services

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

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/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A

MORTGAGE SOLUTIONS FINANCIAL

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 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

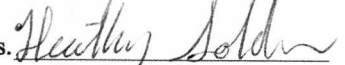
MORTGAGE SERVICER

Certificate of Posting

I am Heather Golden whose address is 1604 N 10th. St, Longview, TX 75601. I declare

under penalty perjury that on, October 23, 2025 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.


Heather Golden

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

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN FRANKLIN COUNTY, TEXAS, AND BEING A PART OF THE ELISHA BOUTON SURVEY, A-65, AND BEING ALL OF LOT 9, CO-DONHAM ADDITION, AS RECORDED IN VOLUME 151B, SURVEYORS RECORDS, FRANKLIN COUNTY, TEXAS.