

NO. N/A TIME 2:30PM

MAR 17 2026

NOTICE OF FORECLOSURE SALE

JANET BROWN COUNTY CLERK
TYLER COUNTY TEXAS
By Christy Henson

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: FIELDNOTES TO A 0.877 ACRE TRACT OF LAND AS SITUATED IN THE B.B.B.& C.R.R. SURVEY, A-135, TYLER COUNTY, TEXAS AND BEING THE RESIDUE OF THAT SAME CALLED 1.27 ACRE TRACT CONVEYED TO ELDON B. NOWLIN BY DEED RECORDED IN VOLUME 464, PAGE 523 OF THE DEED RECORDS OF TYLER COUNTY, SAID 0.877 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 4 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID NOWLIN 1.27 ACRE TRACT AND OF THIS TRACT LOCATED AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF BEATTY STREET WITH THE NORTH LINE OF THE ARNOLD TRAMMELL 12.54 ACRE TRACT RECORDED IN VOLUME 512, PAGE 357 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY;

THENCE NORTH 00 DEGREES 19 MINUTES SECONDS WEST, 391.66 FT., WITH THE EAST RIGHT OF WAY OR SAID BEATTY STREET AND THE WEST LINE OF SAID NOWLIN 1.27 ACRE TRACT, TO A 3/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAME AND OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE OLIVER E BODINE 1.36 ACRE TRACT RECORDED IN VOLUME 156, PAGE 89 OF SAID COUNTY DEED RECORDS;

THENCE SOUTH 69 DEGREES 38 MINUTES EAST, 138.36 FT., WITH THE SOUTH LINE OF SAID BODINE 1.36 ACRES AND THE NORTH LINE OF SAID NOWLIN 1.27 ACRE TRACT, TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, ON THE WEST RIGHT OF WAY OF THE TEXAS DEPARTMENT OF TRANSPORTATION, U.S. HIGHWAY 69 RAILROAD CORRIDOR;

THENCE SOUTH 08 DEGREES 47 MINUTES 32 SECONDS WEST, 349.02 FT., WITH THE WEST RIGHT OF WAY OF SAID RAILROAD CORRIDOR, TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF SAID NOWLIN 1.27 ACRES FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF THE ABOVE MENTIONED TRAMMELL 12.54 ACRE TRACT,

THENCE SOUTH 88 DEGREES 54 MINUTES SECONDS WEST, 74.21 FT., WITH THE NORTH LINE OF NORTH LINE OF SAID TRAMMELL TRACT AND THE SOUTH LINE OF SAID NOWLIN 1.27 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.877 ACRES OF LAND.

THE BEARING RECITED HEREIN ARE ROTATED TO THE RECORD SOUTH LINE OF THE SUBJECT PROPERTY. (SOUTH 89 DEGREES 55 MINUTES SECONDS WEST)

SURVEYED JULY 10, 2000

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/26/2008 and recorded in Book 913 Page 452 real property records of Tyler County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

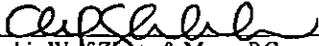
- Date: 05/05/2026
- Time: 01:00 PM
- Place: Tyler County, Texas at the following location: ALL THAT AREA UNDER THE STEPS GIVING ACCESS TO THE NORTH ENTRANCE TO THE SECOND FLOOR OF THE COURTHOUSE, BOUNDED ON THE SOUTH BY THE NORTH WALL OF THE COURTHOUSE BUILDING, MORE PARTICULARLY ALL THAT AREA LYING WITHIN 6 FEET AND 8 INCHES ON EITHER SIDE OF A LINE BEGINNING AT THE MIDDLE OF THE NORTH ENTRANCE OF THE FIRST FLOOR OF THE COURTHOUSE AND RUNNING DUE NORTH 19 FEET AND 6 INCHES, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. Obligations Secured. The Deed of Trust executed by CORA MURPHY AND JOSEPH MURPHY, provides that it secures the payment of the indebtedness in the original principal amount of \$50,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Citigroup Mortgage Loan Trust 2021-A is the current mortgagee of the note and deed of trust and ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Citigroup Mortgage Loan Trust 2021-A c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

✓ Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Tyler County Clerk and caused it to be posted at the location directed by the Tyler County Commissioners Court.