

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 24, 2025

NOTE: Note described as follows:

Date: November 2, 2012
Maker: Tina Barclay, James M. Riley
Payee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI successor to original lender
Original Principal Amount: \$34,000.00

NO. N/A TIME 3:45 PM
NOV 25 2025
By Janet Brown
JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS

DEED OF TRUST: Deed of Trust described as follows:

Date: November 2, 2012
Grantor: James M. Riley, unmarried and Tina Barclay, unmarried
Trustee: Joseph H. Kelly
Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI successor to original lender
Recorded: BOOK 1059, PAGE 622, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF TYLER COUNTY, TEXAS.

LENDER: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI

BORROWERS: TINA BARCLAY, JAMES M. RILEY

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN TYLER COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, CAROLYN CICCIO, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEL KOLAK, AUCTION.COM, LLC, DONNA CADDENHEAD, DAVID GARVIN, HEATHER GOLDEN, SHARON ST. PIERRE

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

JANUARY 6, 2026, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In TYLER County, Texas, at THE TYLER COUNTY COURTHOUSE, 100 WEST BLUFF, WOODVILLE, TEXAS 75979 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The

sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: November 2, 2012
Grantor: James M. Riley, unmarried and Tina Barclay, unmarried
Trustee: Joseph H. Kelly
Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI successor to original lender
Recorded: BOOK 1059, PAGE 622, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF TYLER COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN TYLER COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, CAROLYN CICCIO, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEL KOLAK, AUCTION.COM, LLC, DONNA CADDENHEAD, DAVID GARVIN, HEATHER GOLDEN, SHARON ST. PIERRE

Substitute Trustee's Mailing Address:

c/o SettlePou

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of November 24, 2025, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

Name: Lillian A. Riley, Attorney for U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI and NewRez LLC d/b/a Shellpoint Mortgage Servicing

THE STATE OF TEXAS

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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared Lillian A. Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 24 2025.

Maria A. Saenz
Notary Public, State of Texas



Notice of Sale executed by:

David Garvin

Name: David Garvin

Substitute Trustee

EXHIBIT A

FIELD NOTE DESCRIPTION OF A 0.500 OF ONE ACRE TRACT OF LAND IN THE ANDERSON BARCLAY LEAGUE, ABSTRACT 4, TYLER COUNTY, TEXAS. SAID 0.500 OF ONE ACRE TRACT OF LAND BEING OUT OF AND A PART OF A 41.3 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM E.W. TUBB TO HERMAN RIEHL, DATED OCTOBER 1, 1948 AND RECORDED IN VOLUME 121, PAGE 273 OF THE DEED RECORDS OF TYLER COUNTY, TEXAS. SAID 0.500 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8" STEEL ROD SET BY ME FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190, AND BEING 60 FEET PERPENDICULAR TO THE CENTERLINE OF SAID HIGHWAY, SAID CORNER ALSO BEING N. 77 DEG.-20'E, 514.9 FEET AND N. 79 DEG.-14'E, 542.68 FEET FROM THE NORTHWEST CORNER OF THE HERMAN RIEHL 41.3 ACRE TRACT OF LAND;

THENCE SOUTH 10 DEG.-52'-45" EAST A DISTANCE OF 104.36 FEET AND SET A 5/8" STEEL ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 79 DEG.-14' EAST A DISTANCE OF 208.71 FEET AND SET A 5/8" STEEL ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 10 DEG.-52'45" WEST A DISTANCE OF 104.36 FEET AND SET A 5/8" STEEL ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 AND BEING 60 FEET PERPENDICULAR TO THE CENTERLINE OF SAID HIGHWAY;

THENCE SOUTH 79 DEG.-14' WEST A DISTANCE OF 208.71 FEET ALONG THE SOUTH 60 FOOT RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.500 OF ONE ACRE OF LAND.