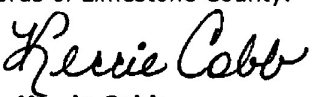


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2026-0029 RECORDED DATE: 07/16/2026 02:25:42 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1019594 - 1 Doc(s) Document Page Count: 4 Operator Id: Clerk
RETURN TO: () RESOLVE TRUSTEE SERVICES LLC 903-392-4505	SUBMITTED BY: RESOLVE TRUSTEE SERVICES LLC 903-392-4505
DOCUMENT # : FC-2026-0029 RECORDED DATE: 07/16/2026 02:25:42 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.   Kerrie Cobb Limestone County Clerk	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: February 12, 2024
Grantor(s): ROGER LOUIS WILLIAMS II, A MARRIED MAN, AND NAOMI REBECCA WILLIAMS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW AMERICAN FUNDING, LLC
Original Principal: \$331,614.00
Recording Information: 2024-0000498
Property County: Limestone
Property: See Exhibit A
Property Address: 712 East Walker Street
Groesbeck, TX 76642

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: New American Funding, LLC
Mortgage Servicer: New American Funding
Mortgage Servicer Address: 8201 North FM 620
Suite 120
Austin, TX 78726

SALE INFORMATION:

Date of Sale: September 1, 2026
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: At the front door of the Limestone County Courthouse, 200 West State Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Agency Sales and Posting, LLC, and Padgett Law Group, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Plm12

Padgett Law Group, LLC

CERTIFICATE OF POSTING

My name is Sharon St. Pierre, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on July 16, 2026, I filed at the office of the Limestone County Clerk to be posted at the Limestone County courthouse this notice of sale.

Sharon St. Pierre

Declarant's Name: Sharon St. Pierre

Date: July 16, 2026

Padgett Law Group
546 Silicon Dr., Suite 103, Southlake, TX 76092
(850) 422-2520

WITNESS MY HAND this 16th day of July, 2026.

Amado Talab

Exhibit "A"

FIELD NOTES

1.00 ACRE OF LAND
LOT 5 OF THE OLIVER ADDITION

CITY OF
GROESBECK

LIMESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Groesbeck Limestone County, Texas and being Lot 5 of the Oliver Addition as shown by Plat recorded as Plat No. 169 of the Plat Records of Limestone County, Texas and being further described in Deed to the Eugene M. Poldtrack and Glenda A. Poldtrack Living Trust recorded as Document No. 2023-0000865 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 20-D nail and shiner found at the northerly corner of said Lot 5, the easterly corner of Lot 4 of the said Oliver Addition and in the southwesterly line of Walker Street from which a 1/2" iron rod found marking the northeasterly corner of said Lot 6 bears N 30° 34' 50" W, 156.58 feet;

THENCE, along the northeasterly line of said Lot 5 and with said Walker Street as follows: S 41° 57' 28" E, 57.14 feet to a 20-D nail found, S 86° 49' 44" E, 72.67 feet to a 20-D nail found and N 89° 47' 52" E, 53.82 feet to a 1/2" iron rod found at the northeasterly corner of said Lot 5 and the northerly most corner of Lot 15 of the said Oliver Addition from which a 1/2" iron rod found bears S 41° 11' 34" E, 55.50 feet;

THENCE, along the common line of said Lot 5 and said Lot 15 as follows: S 14° 14' 55" E, 80.50 feet to a 1/2" iron rod found at the southeasterly corner of the said Lot 5 and S 59° 53' 07" W, 251.65 feet to a point for the southerly corner of said Lot 5, the westerly corner of said Lot 15 and in the northeasterly line of Lot 17 of the said Oliver Addition from which a 3/4" iron rod found bears S 59° 53' 07" W, 2.19 feet and a 1/2" iron rod found bears S 30° 35' 29" E, 381.44 feet;

THENCE, N 30° 35' 29" W, along the southwesterly line of said Lot 5 and the northeasterly line of said Lot 17 198.40 feet to a 20-D nail found at the westerly corner of said Lot 5, the northerly corner of Lot 16 of the said Oliver Addition, the easterly corner of a called 0.574 of an acre tract of land as described in Deed to Melvin R. O'Docharty and Jerri A. O'Docharty recorded in Volume 1064, Page 567 of the Deed Records of Limestone County, Texas and the southerly corner of said Lot 4 from which a 60-D nail found in a 1" iron pipe bears N 30° 35' 29" W, 605.40 feet;

THENCE, N 59° 16' 17" E, along the northwesterly line of said Lot 5 and the southeasterly line of said Lot 4 156.19 feet to the POINT OF BEGINNING and CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Document No. 2023-0000865