



NOTICE OF FORECLOSURE 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 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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HAMILTON COUNTY, TEXAS BEING 2.660 ACRES OF LAND OUT OF THE M. S. WILLIFORD SURVEY, A-890 AND BEING A PART OF THAT 8.31 ACRES TRACT DESCRIBED IN DEED TO BOBBY G. CARR AND WIFE, ALICE L. CARR PER VOL. 259, PAGE 563 HAMILTON COUNTY DEED RECORDS, SAID 2.660 ACRE TRACT DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/8 INCH STEEL PIN WITH CAP SET AT THE BASE OF A CORNER POST IN THE SOUTH LINE OF F. M. HIGHWAY 3302 AND BEING S71 -52E, 385 FEET FROM ITS INTERSECTION WITH THE EAST LINE OF F. M. HIGHWAY 2005, SAID PIN THE NEC OF SAID 8.31 ACRE TRACT AND THE NEC OF THIS;

THENCE S15-28W (ALL GPS BEARINGS) ALONG FENCE, AT 466.29 FEET A 3/8 INCH STEEL PIN WITH CAP SET, THE SEC OF THIS;

THENCE N79-46-03W ALONG NORTH SIDE OF A BARN AND WIRE FENCE, AT 226.23 FEET A STEEL PIPE FOR A CORNER POST, THE SWC OF THIS;

THENCE N03-17-47E ALONG PIPE FENCE, AT 72.77 FEET A 3/8 INCH STEEL PIN SET IN THE EAST LINE OF A LANE, AN EXTERIOR CORNER OF THIS;

THENCE N15-19-12E ALONG SAID LANE, AT 427.06 FEET A 3/8 INCH STEEL PIN WITH CAP SET IN THE SOUTH LINE OF F M 3302, THE NWC OF THIS;

THENCE S71-52-01 EAST ALONG HIGHWAY, 242.00 FEET THE POINT OF BEGINNING AND CONTAINING 2.660 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/09/2018 and recorded in Document 20180656 real property records of Hamilton County, Texas.

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

Date: 01/06/2026

Time: 01:00 PM

Place: Hamilton County, Texas at the following location: WEST CENTER STEPS OF THE COURTHOUSE 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 MARK A. DEARING AND BRANDI R. DEARING, provides that it secures the payment of the indebtedness in the original principal amount of \$73,300.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 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.auction.com or (800) 280-2832

Certificate of Posting

I am Justin Slom 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 12-12-25 I filed this Notice of Foreclosure Sale at the office of the Hamilton County Clerk and caused it to be posted at the location directed by the Hamilton County Commissioners Court.



FILED and RECORDED

Instrument Number: 20251950 B: RP V: 666 P: 315

Filing and Recording Date: 12/12/2025 01:14:21 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.