

FEB 09 2026

ADRIAN LAWSON, MADISON COUNTY CLERK
BY *Adrian Lawson*

Notice of Substitute Trustee Sale

T.S. #: 25-16878

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, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 4/7/2026
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM
Place: Madison County Courthouse in DANIELSVILLE, Texas, at the following location: Madison County Courthouse, 103 W. Trinity Street, Madisonville, TX 77864 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

PLEASE SEE ATTACHED EXHIBIT A

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 7/26/2022 and is recorded in the office of the County Clerk of Madison County, Texas, under County Clerk’s File No 118952, recorded on 8/12/2022, in Book 1885, Page 309, of the Real Property Records of Madison County, Texas. Property Address: 3380 KING ROAD NORTH ZULCH Texas 77872

Trustor(s): JESUS MANUEL MAURICIO Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR InterLinc Mortgage Services, LLC ITS SUCCESSORS AND ASSIGNS
DURAN AND MARISOL MAURICIO

Current Beneficiary: Planet Home Lending, LLC Loan Servicer: Planet Home Lending, LLC

Current Substituted Trustees: Auction.com, LLC, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Jabria Foy, Heather Golden , Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

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time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JESUS MANUEL MAURICIO DURAN, JOINED HEREIN PRO FORMA BY HIS SPOUSE, AND MARISOL MAURICIO. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$249,784.70, executed by JESUS MANUEL MAURICIO DURAN, JOINED HEREIN PRO FORMA BY HIS SPOUSE, AND MARISOL MAURICIO, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR InterLinc Mortgage Services, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JESUS MANUEL MAURICIO DURAN, JOINED HEREIN PRO FORMA BY HIS SPOUSE, AND MARISOL MAURICIO to JESUS MANUEL MAURICIO DURAN AND MARISOL MAURICIO. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: February 9, 2026

Auction.com, LLC, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC

Sharon St. Pierre

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.8430 ACRE OR 36,720.16 SQUARE FEET BEING THE SAME TRACT DESCRIBED AS SECOND TRACT IN DEED TO KEITH McCORMICK IN INSTRUMENT RECORDED IN VOLUME 1791, PAGE 275 OF THE MADISON COUNTY DEED RECORDS IN THE C. BLYTHE SURVEY, ABSTRACT 43, MADISON COUNTY, TEXAS, SAID 0.8430 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a 1/2 inch iron rod found marking the Southwest corner of a 0.5795 acre tract heretofore surveyed being the residue of a called 1.000 acre tract with the East right-of-way line of Burlington Northern Santa Fe Railroad (100 ft. in width);

THENCE North 00 degrees 11 minutes 41 seconds West with the East right-of-way line of Burlington Northern Santa Fe Railroad a distance of 266.00 ft. to a 1/2 inch iron found at the Southwest corner and PLACE OF BEGINNING of the herein described tract and the Northwest corner of a 40 ft. strip being the residue of the Keefer 56 acre tract recorded in Volume X, Page 135 of the Madison County Deed Records;

THENCE North 00 degrees 11 minutes 41 seconds West with the East right-of-way line of Burlington Northern Santa Fe Railroad a distance of 226.00 ft. to a 1/2 inch iron rod found marking the Northwest corner of the herein described tract;

THENCE North 89 degrees 48 minutes 19 seconds East with the North boundary line of the herein described tract a distance of 74.31 ft. to a 1/2 inch iron rod found marking the Northeast corner of the herein described tract in the West right-of-way line of King Road (40 ft. in width);

THENCE South 53 degrees 11 minutes 32 seconds East with the West right-of-way line of King Road a distance of 89.51 ft. to a post found for corner;

THENCE South 26 degrees 48 minutes 41 seconds East with the West right-of-way line of King Road a distance of 94.31 ft. to a post found for corner;

THENCE South 03 degrees 13 minutes 41 seconds East with the West right-of-way line of King Road a distance of 87.94 ft. to a 1/2 inch iron rod found marking the Southeast corner of the herein described tract and the Northeast corner of said 40 ft. strip;

THENCE South 89 degrees 48 minutes 23 seconds West with the South boundary line of the herein described tract a distance of 192.70 ft. to the PLACE OF BEGINNING and containing 0.8430 acre of land.