

NOTICE OF SUBSTITUTE 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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of September, 2025
Time: 10am or not later than three hours after that time
Place: AT The east door of the Milam County Courthouse at 107 West Main Street in Cameron, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Milam County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 13, 2022
Grantor(s): WILLIAM EICKENHORST AND SHARON EICKENHORST, A MARRIED COUPLE, AND AVERY CROWE AND KAYLA KEITH, A MARRIED COUPLE
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AMCAP MORTGAGE, LTD, its successors and assigns
Original Principal: \$323,112.00
Recording Information: Deed Inst.# 2022-2442,
Current Mortgagee/Beneficiary: CrossCountry Mortgage, LLC by successor and merger to AMCAP Mortgage, LTD
Secures: The Promissory Note (the "Note") in the original principal amount of \$323,112.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Milam
Property Description: (See Attached Exhibit "A")
Property Address: 3869 Fm 2095, Cameron, TX 76520
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Pete Florez

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/ Coury Jacocks Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for CrossCountry Mortgage, LLC by successor and merger to AMCAP

Mortgage, LTD

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 1320 Greenway Drive I declare

under penalty perjury that 7-3-25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Milam

County Clerk and caused it to be posted at the location directed by the Milam County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

3.74 ACRE TRACT

Being a 3.74 acre tract of land in the Rebecca Moore Survey, Abstract No. 39, Milan, County, Texas and being that certain called 3.7092 acre tract of land in a deed to Gwenneth D. Fleming, et ux, recorded in Volume 603, Page 422 of the Official Records of Milam County, Texas (ORMCT). Said 3.74 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the southwest corner of above mentioned 3.7092 acre tract, same being the southeast corner of a called 2.60 acre tract of land to Rogelio Garza, et ux, by deed recorded in Instrument No. 2021-2558 (ORMCT), in the north right-of-way line of FM. Highway 2095;

THENCE along the east line of said 2.60 acre tract, North 17 degrees 58 minutes 47 seconds East, a distance of 450.36 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

THENCE along the north line of said 2.60 acre tract, North 72 degrees 03 minutes 01 seconds West, a distance of 256.07 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" in the east line of a 4.90 acre tract of land to Anthony Larry Roberts, et ux (1343/887 ORMCT);

THENCE along the west line of said 3.7092 acre tract, same being the east line of said 4.90 acre tract, North 17 degrees 00 minutes 42 seconds East, a distance of 350.72 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the southeast corner of a called 10.000 acre tract of land to Richard Gann, et ux, by deed recorded in Volume 476, Page 785 of the Deed Records of Milam County, Texas (DRMCT);

THENCE along the west line of said 3.7092 acre tract, same being the east line of said 10.000 acre tract, North 19 degrees 43 minutes 27 seconds East, a distance of 101.74 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the most westerly southwest corner of a called 25.000 acre tract of land to Ken Stone, et ux, (1025/365 ORMCT);

THENCE along the north line of said 3.7092 acre tract, same being a south line of said 25.000 acre tract, South 71 degrees 16 minutes 36 seconds East, a distance of 336.60 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

THENCE along the east line of said 3.7092 acre tract, same being the west line of said 25.000 acre tract, South 21 degrees 20 minutes 21 seconds West, a distance of 899.65 feet to the north right-of-way line of F.M. Highway 2095, from which a found 1/2 iron rod bears South 21 degrees 20 minutes 21 seconds West, a distance of 1.46 feet;

THENCE along the north right-of-way line of F. M. Highway 2095, North 72 degrees 18 minutes 56 seconds West, a distance of 24.96 feet to the POINT OF BEGINNING, containing 3.74 acres of land.

All bearings recited herein are referenced to Geodetic North.