

Notice of Foreclosure Sale

DATE, TIME, AND PLACE OF FORECLOSURE SALE

Date: Tuesday, May 5, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: **AT THE EAST SIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS INCLEMENT WEATHER, THEN THE FIRST FLOOR LOBBY OF THE HOUSTON COUNTY COURTHOUSE, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS A PLACE WHERE FORECLOSURE SALES ARE TO BE OR TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Reco Wiley's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

THE PROPERTY TO BE SOLD:

BEING 2.0 acres of land, more or less in the J.J. THOMAS LEAGUE, Abstract, No. 84 and BEING the same land described in a deed dated May 12, 1973, from Juanita Evans Fowler, Individually and as Independent Executrix of the Estate of Mitchell Evans, Deceased recorded in Volume 512, page 383 of the Houston County Deed Records together the improvements and personal property located thereon

INSTRUMENT TO BE FORECLOSED:

DEED OF TRUST ("Deed of Trust"):

Dated: December 2, 2024

Grantor: Jerryl Ware

Trustee: Lynn E. Markham

Lender: Reco Wiley

Recorded in: Instrument Number 20244022 of the real property records of Houston County, Texas

Secures: One Thousand Seven Hundred Twenty Five Dollars executed by Jerryl Ware ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender and also the repayment of unpaid property taxes property taxes on the property as they became due, paid by Reco Wiley in the amount of \$4,530.00 plus attorney fees in the amount of \$475.00 prior to the date of sale. NOTE: Additional unpaid taxes exist on this property

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Reco Wiley, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Reco Wiley's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Reco Wiley's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Reco Wiley passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.


The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Reco Wiley. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by

Trustee.

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.


Lynn E. Markham
608 E. Houston Ave.
CROCKETT, TX 75835
Telephone (936) 545-0344
Telecopier (737) 200-4204

FILED FOR RECORD
TERRI MEADOWS - COUNTY CLERK
HOUSTON COUNTY, TEXAS

INST NO:20261187

FILED ON: APRIL 1, 2026 AT 2:29pm
THE INSTRUMENT CONTAINED 4 PAGES AT FILING

THE STATE OF TEXAS
COUNTY OF HOUSTON

I, Terri Meadows, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 1st day of April 2026 at 2:29 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 20261187, 4 Pages

Terri Meadows, County Clerk