

JUL 16 2026

TIME: 1:00 pm
COUNTY CLERK OFFICE

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 1st day of September, 2026
Time: 10am or not later than three hours after that time
Place: AT "At the door on the east side of the Morris County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Morris County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: March 23, 2022
Grantor(s): Jeremy Fitzgerald and Megan Fitzgerald, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mid America Mortgage, Inc., its successors and assigns
Original Principal: \$135,500.00
Recording Information: Deed Inst.# 2022-000505,
Current Mortgagee/Beneficiary: Rocket Mortgage, LLC s/b/m Nationstar Mortgage, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$135,500.00 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: Morris
Property Description: (See Attached Exhibit "A")
Property Address: 41 Cr 2242, Daingerfield, TX 75638
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 to 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: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

File No.: 26-04815TX

Texas

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen.foreclosur热线.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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 - Bar #: 24014306

Attorney for Rocket Mortgage, LLC s/b/m Nationstar Mortgage, LLC

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 533-6670 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 Jazria Foy whose address is 1320 Greenway Drive, Suite 780. I declare under penalty perjury that July 16, 2026 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Morris

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

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

File No.: 26-04815TX

EXHIBIT "A"

All that certain tract or parcel containing 1.069 acres of land in the Theoph A. Graham Survey, A-125, Morris County, Texas, being all of a tract which was called 1.074 acres conveyed from Lance W. Davis, et ux to Mote Holdings, LLC Series 41 CR 2242, by an instrument of record in Volume 594, Page 32, Morris County Official Public Record (MCOPR), said 1.069 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron pipe found for northwest corner, being the northwest corner of said 1.074 acre tract and the northeast corner of tract which was called 8.050 acres conveyed from Ricky L. Toland, et ux to Tijuana Waller, Volume 537, Page 9, MCOPR, lying in the south line of Lone Oak Acres, a subdivision of record in Volume 2, Page 49, Morris County Plat Records (MCPR);

THENCE N87°38'13"E, 151.27 feet along the common line of said 1.074 acre tract and said Lone Oak Acres to a 5/8" iron rod set for northeast corner, being the northeast corner of said 1.074 acre tract and northwest corner of a tract which was called 5.847 acres conveyed from Billy Joe Owens to Norman Dale Harrell, by an instrument of record in Volume 161, Page 625, MCOPR;

THENCE S02°21'47"E, 307.80 feet along the common line of said 1.074 acre tract, said 5.847 acre tract and a tract which was called 5.847 acres conveyed from Jonathan David Kilwien, et al to Jonathan David Kilwien, et al (Kilwien Tract), by an instrument of record in Volume 557, Page 23, MCOPR, to a 5/8" iron rod found for southeast corner, being the southeast corner of said 1.074 acre tract and a northeast corner of said 8.050 acre tract;

THENCE S87°38'13"W, 151.27 feet along the common line of said 1.074 acre tract and said 8.050 acre tract to a 5/8" iron rod set for southwest corner, being the southwest corner of said 1.074 acre tract and interior corner of said 8.050 acre tract;

THENCE N02°21'47"W, 307.80 feet along the common line of said 1.074 acre tract and said 8.050 acre tract to the PLACE OF BEGINNING, containing 1.069 acres of land, more or less.

TOGETHER WITH THE FOLLOWING EASEMENT:

All that certain access easement containing 0.166 acre of land in the Theoph A. Graham Survey, A-125, Morris County, Texas, being the 20' easement as shown on a partition plat of record in Volume 169, Page 227, Morris County Deed Record (MCDR) also being a portion of a tract which was called tract which was called 8.050 acres conveyed from Ricky L. Toland, et ux to Tijuana Waller, Volume 537, Page 9, Morris County Official Public Record (MCOPR), said 0.166 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for northeast corner, being the northeast corner of said 8.050 acre tract and northwest corner of a tract which was called 1.074 acres conveyed from Lance W. Davis, et ux to Mote Holdings, LLC Series 41 CR 2242, by an instrument of record in Volume 594, Page 32, MCOPR, lying in the south line of Lone Oak Acres, a subdivision of record in Volume 2, Page 49, Morris County Plat Records (MCPR);

THENCE S02°21'47"E, 20.00 feet along the common line of said 8.050 acre tract and said 1.074 acre tract to a point for southeast corner;

THENCE S87°38'13"W, 361.30 feet crossing said 8.050 acre tract to a point for southwest corner, lying in the west line of said 8.050 acre tract;

THENCE N02°19'10"W, 20.00 feet along the west line of said 8.050 acre tract to a point for northwest corner, being the northwest corner of said 8.050 acre tract, lying in the south line of said Lone Oak Acres;

THENCE N87°38'13"E, 361.29 feet along the common line of said 8.050 acre tract and said Lone Oak Acres to the PLACE OF BEGINNING, containing 0.166 acre of land, more or less.