

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 -098
FILED FOR RECORD
AT 12:00 P.M.
AUG 09 2026
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.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY DEPUTY

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 6th day of October, 2026

Time: 12:00 PM or not later than three hours after that time

Place: AT On the front steps of the Navarro 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 Navarro 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: May 8, 2018
Grantor(s): GURPREET K PABLA AND HARJIWAN SINGH, WIFE AND HUSBAND
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Original Principal: \$270,019.00
Recording Information: Deed Inst.# 00003586,
Current Mortgage/Beneficiary: NewRez LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$270,019.00 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: Navarro
Property Description: (See Attached Exhibit "A")
Property Address: 4976 FM 744, Corsicana, TX 75110
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: NewRez, LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 25-03229TX

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com 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.foreclosurehotline.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 NewRez 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 Mollie McGoslin whose address is 1320 Greenway Dr. Ste. 780, Irving, TX 75038. I declare
under penalty perjury that 8/6/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Navarro

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

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

EXHIBIT "A"

Being a part of the Jeremiah Day Survey, Abstract 202, Navarro County, Texas, and being the 2.0 acre tract described in deed from R. Bernard Jones et ux to Irvin W. rushing, Jr. et ux recorded in Volume 900 Page 113, the 0.85 acre tract described in deed from Rufus B. Jones, et ux to Irvin W. Rushing recorded in Volume 964, Page 210 and the 0.63 acre tract described in deed from Dean B. Milkes to Irvin W. Rushing recorded in Volume 926, Page 192 all in the Deed Records, Navarro County, Texas and being more particularly described by its metes and bounds as follows:

Beginning at a 3/4 inch pipe found on the west right of way line of F.M. Highway 774 at the most east corner of said 0.63 acre tract;

Thence S 23° 24' 00" W, with said right of way line, at 485.88 feet passing a 1/2 inch pipe found at the most south corner of said 0.85 acre tract, in all 649.13 feet to a 3/8 inch steel rod set at the most south corner of said 19.156 acre tract and the most east corner of an 8.00 acre tract described in deed from Charlotte J. O'Conner, et al to Corsicana Christian Academy, Inc. recorded in Volume 1174, Page 885 of said Deed Records;

Thence N 30° 22' 10" W (deed, N 30° W), with the west line of said 19.156 acre tract and the east line of said 8.00 acre tract and of a 14.602 acre tract described in Deed from Bernice Rettenmayer to Charlotte J. O'Conner et al recorded in Volume 1091, Page 761 of said Deed Records, 881.29 feet to a 5/8 inch steel rod found at the most south corner of the 15.671 acre tract described in deed Irwin William Rushing, Jr., et ux to Jackie R. DeMoss recorded in Volume 1076, Page 341 of said Deed Records;

Thence N 59° 37' 50" E (deed N 60° 00' 00" E) with the south line of said 15.671 acre tract and generally along a fence, 371.25 feet, (deed 371.23 feet) to a 3/8 inch steel rod set at the most east corner of said 15.671 acre tract;

Thence S 30° 20' 32" E (deed S 30° E) with the west line of a 20.034 acre tract described in Contract of Sale from the Veterans Land Board of Texas to Dean B. Milkes recorded in Volume 773, Page 731 of said Deed Records and the east line of said 19.156 acre tract, at 204.47 feet passing a 1/2 pipe found at the common east corner of said 19.156 acre tract and the said 0.85 acre tract and continuing with the east line of said 0.85 acre tract in all 265.37 feet to a 3/8 inch steel rod set at the common north corner of said 9.63 acre tract and said 2.0 acre tract;

Thence S 63° 39' 25" E (deed, S 63° 38' E) with the east line of 0.63 acre tract and generally along a fence, 277.85 feet (deed, 284.8 feet) to the Point of Beginning and containing approximately 6.953 acres of land.