

2026-111
FILED FOR RECORD
AT 3:21 O'CLOCK P.M.

SEP 10 2026

103 SW COUNTY ROAD 1006
CORSICANA, TX 75110

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 100 DEPUTY

00000010933836

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.

1. Date, Time, and Place of Sale.

Date: November 03, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 20, 2023 and recorded in Document INSTRUMENT NO. 2023-009987 real property records of NAVARRO County, Texas, with JENNIFER MICHELLE FISHER AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JENNIFER MICHELLE FISHER AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$155,677.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY
SUITE 303
MERIDEN, CT 06450



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SERVICELINK AGENCY SALES AND POSTING, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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Certificate of Posting

My name is Mollie McGoslin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9.10.26 I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Mollie McGoslin

Declarants Name: Mollie McGoslin

Date: 9.10.26

EXHIBIT "A"

DESCRIPTION FOR A TRACT OF LAND SITUATED IN THE DAVID W. COLLINS SURVEY, ABSTRACT NUMBER 159, NAVARRO COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO DOUGLAS ALEXANDER CALDERON RECORDED IN DOCUMENT NUMBER 2021-010130, REAL RECORDS, NAVARRO COUNTY, TEXAS, AND BEING PART OF A CALLED 25.21 ACRES TRACT OF LAND DESCRIBED IN A DEED TO JOHN GOSS RECORDED IN VOLUME 1103, PAGE 86, REAL RECORDS, NAVARRO COUNTY, TEXAS, BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET AT THE SOUTHWEST EDGE OF SW COUNTY ROAD 1005 FOR THE EASTERLY CORNER OF THE CALDERON TRACT, SAME BEING THE NORTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO HAYDEE PAMELA LARA RECORDED IN DOCUMENT NUMBER 2022-005975, REAL RECORDS, NAVARRO COUNTY, TEXAS, SAME BEING IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RAFAEL GAFNEY RECORDED IN DOCUMENT NUMBER 2011-006805, REAL RECORDS, NAVARRO COUNTY, TEXAS, AND FROM WHICH THE SOUTHEAST CORNER OF THE CALLED 25 21 TRACT BEARS S30°06'00"E., 1031.96 FEET;

THENCE S58°03'00"W. (BASIS FOR DIRECTIONAL CONTROL), AT 18.29 FEET PASSING A 1/2" REBAR ROD FOUND, AND AT 410.10 FEET PASSING A 1" GALVANIZED PIPE FOUND, IN ALL 435.31 FEET ALONG THE COMMON LINE OF THE CALDERON TRACT AND THE LARA TRACT TO A MAG NAIL SET WITH WASHER STAMPED "TRI COUNTIES RPLS 4277" IN SW COUNTY ROAD 1006 FOR THE SOUTHERLY CORNER OF THE CALDERON TRACT AND BEING IN THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DEWAYNE GAFFORD AND WIFE, SUSIE GAFFORD RECORDED IN VOLUME 1216, PAGE 851, REAL RECORDS, NAVARRO COUNTY, TEXAS;

THENCE N30°04'00"W., 106.22 FEET ALONG SW COUNTY ROAD 1006 TO A MAG NAIL SET WITH WASHER STAMPED "TRI COUNTIES RPLS 4277" IN SW COUNTY ROAD 1006 FOR THE WESTERLY CORNER OF THE CALDERON TRACT, SAME BEING THE SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ANDREA CAMPOZ RECORDED IN DOCUMENT NUMBER 2010-001355, REAL RECORDS, NAVARRO COUNTY, TEXAS, AND BEING IN THE NORTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO THURMAN H. THORNTON AND CATHERINE D. THORNTON RECORDED IN VOLUME 1673, PAGE 20, REAL RECORDS, NAVARRO COUNTY, TEXAS;

THENCE N58°03'00"E., AT 25.61 FEET PASSING A 1" GALVANIZED PIPE FOUND (CONTROL MONUMENT), AND AT 419.72 FEET PASSING A 1" GALVANIZED PIPE FOUND (CONTROL MONUMENT), IN ALL 435.25 FEET ALONG THE COMMON LINE OF THE CALDERON TRACT AND THE CAMPOZ TRACT TO A MAG NAIL SET WITH WASHER STAMPED "TRI COUNTIES RPLS 4277" IN THE SOUTHWEST EDGE OF SW COUNTY ROAD 1005 FOR THE NORTHERLY CORNER OF THE CALDERON TRACT;

THENCE S30°06'00"E., 106.22 FEET ALONG THE SOUTHWEST EDGE OF SW COUNTY ROAD 1005 TO THE POINT OF BEGINNING AND CONTAINING 1.061 ACRE OF LAND.