

Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Johnie Eads, Dallas Blackmon, Judy Mutschler, Ed Henderson, Auction.com, LLC, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITTUTE 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.

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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



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c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 10 day of Feb, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GAINES County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Escrow/Closing # 10,161
Doc ID # 00015650825902007
MIN 1000157-0007607799-5

A 5.07 ACRE TRACT OF LAND LOCATED IN SECTION 24, BLOCK A-10, PUBLIC SCHOOL LANDS SURVEY, GAINES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4" IRON PIPE BURIED IN A GRADED COUNTY ROAD AT THE NORTHWEST CORNER OF SAID SECTION 24 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 89° 53' 15" E., ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 442.0 FEET TO A 3/4" IRON PIPE WITH PLUG MARKED "RPS 1690" BURIED IN THE EAST-WEST GRADED COUNTY ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 0° 05' W., 300.0 FEET TO A 3/4" IRON PIPE WITH PLUG MARKED "RPS 1690" FOR THE SOUTHEAST CORNER OF THIS TRACT;

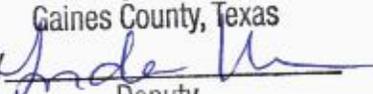
THENCE S. 47° 49' 50" W., AT 543.1 FEET PASS A 3/4" IRON PIPE WITH PLUG MARKED "RPS 1690" IN ALL 597.14 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 0° 05' E., ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 700.0 FEET TO THE PLACE OF BEGINNING.

#7

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated February 12, 2007 and recorded on February 14, 2007 as Instrument Number 2007-0679 in the real property records of GAINES County, Texas, which contains a power of sale.
- Sale Information:** March 03, 2026, at 1:00 PM, or not later than three hours thereafter, at the area bounded by the west edge of the west porch of the Gaines County Courthouse and on the east by the middle landing of the inside stairs leading into the courthouse from the west door, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by NANCY WILLIAMS AND WINFRED WILLIAMS secures the repayment of a Note dated February 12, 2007 in the amount of \$112,000.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

— FILED —
2/10/2026 2:20 PM
Terri Berry, County Clerk
Gaines County, Texas
BY 
Deputy



5