

AT 1:20 FILED
O'CLOCK P.M.

AUG 27 2026

Our Case No. 26-05059-FC
RTS 2026-003858

Jennifer D. Dutton
COUNTY CLERK, CORYELL CO., TEXAS

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF CORYELL

Deed of Trust Date:
January 7, 2022

Property address:
120 FM 1996
OGLESBY, TX 76561

Grantor(s)/Mortgagor(s):
JASON DESHANE BINGHAM AND CELENA
DEANN BINGHAM, HUSBAND AND WIFE

LEGAL DESCRIPTION: Being 1.35 Acres of land out of the Tobias Kelly Survey, Abstract Number 591 in Coryell County, Texas, being all of Tract 1, a called 1.35 acres conveyed to William J. Foster, by a deed recorded under Instrument Number 2013-260797, of the Deed Records of Coryell County, Texas. See attached 11" x 17" plat that accompanies this field note description.

Beginning at a 1/2" iron rod found in the West right-of-way line of F.M. 1996, at the Southeast corner of said Tract 1, and the Northeast corner of that called 0.67 acres conveyed to Rachel Ann Williams, by a deed recorded under Instrument Number 226231, of said Deed Records, for the Southeast corner of the herein described tract;

Thence North 71 degrees 56 minutes 15 seconds West 279.82 feet to a 1/2 iron rod with cap "3879" found at an inside ell corner of said Tract 1, and the Northwest corner of said 0.67-acre tract;

Thence South 18 degrees 44 minutes 57 seconds West 104.87 feet to a 1/2 iron rod with cap "3879" found at an outside ell corner of said Tract 1, and the Southwest corner of said 0.67-acre tract, being in the North line of that tract conveyed to Kylie Everett and James Scott Everett, by a deed recorded under Instrument Number 262622, of said Deed Records;

Thence North 71 degrees 54 minutes 12 seconds West 126.58 feet to a 1/2 iron rod with cap "3879" found at the Southwest corner of said Tract 1, and the Northwest corner of said Everett tract, being in an East line of that called 15.38 acres conveyed to Peggy J. Norrell, by a deed recorded under Instrument Number 245731, of said Deed Records, for the Southwest corner of the herein described tract;

Thence North 18 degrees 31 minutes 27 seconds East 216.49 feet to a 1/2" iron rod with cap "3879" found at the Northwest corner of said Tract 1, and an inside ell corner of said 15.38-acre tract, for the Northwest corner of the herein described tract;

Thence South 71 degrees 56 minutes 20 seconds East (Bearing Basis), 407.17 feet to a 1/2" iron rod with cap found in said West line of F.M. 1996, at the Northeast corner of said Tract 1, and an outside ell corner of said 15.38-acre tract, for the Northeast corner of the herein described tract;

Thence South 18 degrees 42 minutes 20 seconds West 111.72 feet to the Point of Beginning, and containing 1.35 acres of land.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS"), AS BENEFICIARY,
AS NOMINEE FOR NATIONS RELIABLE
LENDING, LLC, ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
ONslow BAY FINANCIAL LLC

Date of Sale: OCTOBER 6, 2026

Property County: CORYELL

Original Trustee: MEWAEL
GHEBREMICHAEL

Recorded on: January 11, 2022
As Clerk's File No.: 347661
Mortgage Servicer:
ONslow BAY FINANCIAL LLC

Substitute Trustee:
Authorized Agent of Auction.com, LLC as
Substitute Trustee, Resolve Trustee Services,
LLC, Marinosci Law Group, PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Authorized Agent of Auction.com, LLC as Substitute Trustee, Resolve Trustee Services, LLC, Marinosci Law Group, PC, 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

ONslow BAY FINANCIAL LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, 8/25/26

MARINOSCI LAW GROUP, P.C.

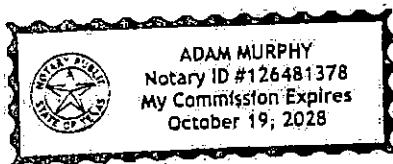
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 25 day of AUG 2026, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: ONSLOW BAY FINANCIAL LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 26-05059

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001