

STATE OF TEXAS §
 §
COUNTY OF CROSBY §

NOTICE OF FORECLOSURE SALE

Date: April 8, 2026

Deed of Trust

Dated: March 1, 2025

Grantor(s): Matthew Cisneros and Amy Cisneros

Trustee: Karen Houchin

Lender: Riley Morris and Rebecca Morris

Recorded in: Deed of Trust recorded on May 13, 2025, as Instrument No. 250980, in the Official Public Records of Crosby County, Texas.

Secures: Real Estate Lien Note (the "Note") dated March 1, 2025 in the original principal amount of \$76,567.00, executed by Matthew Cisneros and Amy Cisneros and payable to the order of Lender.

Property: All of Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Sixty-five (65), in the Original Town of Lorenzo, Crosby County, Texas, more commonly known as 904 5th Street, Lorenzo, Crosby County, Texas.

Substitute Trustee: Jackson R. Willingham (Tex. Bar. No. 24121204)
 Lisa K. Hooper (Tex. Bar. No. 24047282)
 B. Blue Hyatt (Tex. Bar No. 24032452)
 D. Cade Grigsby (Tex. Bar. No. 24120869)
 LYNCH, CHAPPELL & ALSUP, P.C.
 The Summit, Suite 700
 300 N. Marienfeld
 Midland, Midland County, Texas 79701
 Telephone: 432-683-3351
 Facsimile: 432-683-8346

Foreclosure Sale

- Date:** May 5, 2026
- Time:** The sale of the Property ("Foreclosure Sale") shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.
- Place:** Crosby County Courthouse in Crosbyton, Texas, at the area designated by the Crosby County Commissioners Court.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of Lender's election to proceed against and sell both the real property and any and all personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee under the deed of trust need not appear at the Date, Time, and Place of Sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and the Deed of Trust. Such reposting or refiled may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties or covenants, except as to the warranties of title provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale, Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

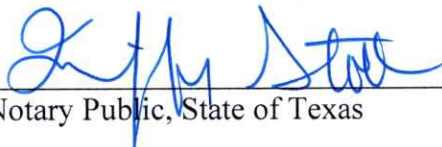


Jackson Willingham

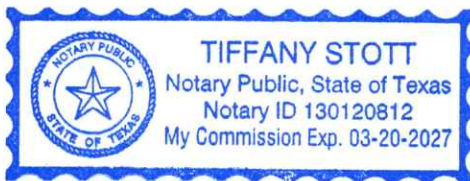
THE STATE OF TEXAS §
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COUNTY OF MIDLAND §

Before me, the undersigned notary public, on this day personally appeared Jackson Willingham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

Give under my hand and seal of office this 8th day of April, 2026.



Notary Public, State of Texas



FILED
2026 APR 10 AM 9:52
TAMMY MARSHALL
COUNTY CLERK
CROSBY CO., TX