

2026 0322

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.

DATE, TIME, PLACE OF SALE:

**Date:** Tuesday, the 5th day of May, 2026  
**Time:** 10:00 AM or not later than three hours after that time  
**Place:** AT "The north side of the Lynn County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Lynn 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 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

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

**Date:** July 27, 2006  
**Grantor(s):** RONALD EUGENE OHLSON and ARLENE J OHLSON, HUSBAND AND WIFE  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Franklin A Division of Nat City Bank of In, its successors and assigns  
**Original Principal:** \$48,900.00  
**Recording Information:** Deed Inst.# 2006-0793, Deed Book 370, Deed Page 198  
**Current Mortgagee/Beneficiary:** Structured Asset Securities Corporation, Mortgage Loan Trust 2007-BC4, Mortgage Pass-Through Certificates, Series 2007-BC4, U.S. Bank National Association, as Trustee  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$48,900.00 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:** Lynn  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 1593 Us Hwy 87, Tahoka, TX 79373  
**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

**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. The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements. 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 will 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 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 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.

**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/ Maisyn Oliver

Maisyn Oliver - Bar #: 24130719  
Attorney for Structured Asset Securities Corporation, Mortgage  
Loan Trust 2007-BC4, Mortgage Pass-Through Certificates, Series  
2007-BC4, U.S. Bank National Association, as Trustee  
Maisyn.Oliver@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 Terry Browder whose address is 897 Edmunds Park Lane, TX 79605 declare

under penalty perjury that 3/20/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Lynn

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

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

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION of a 0.528 acre tract, being that same tract of land described in Volume 339, Page 619, Deed of Trust Records of Lynn County, Texas, located in Section 501, Block 1, Certificate 474, Abstract 15, E.L. and R.R. Railroad Company Survey, Lynn County, Texas, being further described as follows:

BEGINNING at a 3/8" iron rod found in the East right-of-way line of Highway 87 as described in Volume 172, Page 506, Deed Records of Lynn County, Texas, at the Southwest Corner of a 0.940 acre tract as described in Volume, 319, Page 814, Deed Records of

Lynn County, Texas and the Northwest corner of this tract which bears S 89°32' W. a distance of 2125.00 feet and N. 00°28'W a distance of 757.70 feet from the Southeast corner of Section 501, Block 1;

THENCE N. 89°08'03" E., along the South line of said 0.940 acre tract, a distance of 230.02 feet (deed:230.00 feet) to a 1/2" iron rod with cap set in the West line of a tract of land as described in Volume 201, Page 409, Deed Records of Lynn County, Texas, for the Southeast corner of said 0.940 acre tract, and the Northeast corner of this tract;

THENCE S. 00°23'21" E., along the West line of said tract described in Volume 201 Page 409, a distance of 101.41 feet (deed: 100.00 feet) to a 1/2" iron rod with cap found at the Northeast corner of a 1.024 acre tract as described in Volume 365, Page 930 Deed Records of Lynn County, Texas and the Southeast corner of this tract;

THENCE S. 89°08'20" W., along the North line of said 1.024 acre tract, a distance of 229.88 feet (deed: 230.00 feet) to a 3/4" iron pipe found in the East right-of-way line of said Highway 87, at the Northwest corner of said 1.024 acre tract and the Southwest corner of this tract;

THENCE N. 00°28'00" W., along the East right-of-way line of said Highway 87, a distance of 101.89 feet (deed: 100.00 feet) to the Point of Beginning.

Bearings are relative to the East right-of-way line of Highway 87 being previously recognized as being N. 00°28' W.

FILED FOR RECORD  
KAREN RENDON - COUNTY CLERK  
LYNN COUNTY, TEXAS

**INST NO:2026-0322**

FILED ON: MARCH 20, 2026 AT 11:15am  
THE INSTRUMENT CONTAINED 4 PAGES AT FILING  
Filed by: Julia Charo Deputy Clerk

THE STATE OF TEXAS  
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 20th day of March 2026 at 11:15 AM and duly recorded on that date, in the Official Public Records of said county.

**Instrument # 2026-0322, 4 Pages**

A handwritten signature in blue ink that reads "Karen Rendon".

Karen Rendon, County Clerk

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

Return:  
HAND DELIVERED