

Affidavit of Publication

CM-Bonita Shores, LLC
BRA Post-Public Hearing Notice

STATE OF TEXAS

COUNTY OF YOUNG

Before me, the undersigned authority, on this day personally appeared **Kylie Bailey**, the **Publisher** of **The Graham Leader**, a newspaper having general circulation in **Young County, Texas**, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

Saturday, May 16, 2026

K. Bailey

Signature

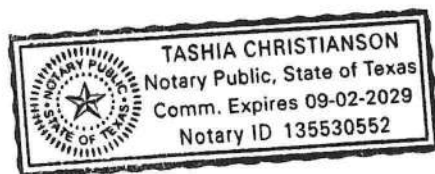
Subscribed and sworn to before me this the 19 day of

MAY

, 2026, to certify which witness my hand and seal of office.

Tashia Christianson

Notary Public in and for the State of Texas



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650 FOR SALE - FARM & RANCH

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FARM & RANCH PROPERTIES

STEPHENS COUNTY	YOUNG COUNTY
978ac Lake, Minerals... \$4,850,000	963ac Minerals, Ponds... \$3,777,280
638ac 4Ponds & Creek... \$2,915,894	640ac Minerals, Creek... \$2,599,680
317ac Cabin, 4 Ponds... \$2,150,000	576ac Hunting, 4Ponds... \$2,495,000
160ac 3/2 Home, Pool... \$1,850,000	520ac Creek, 3Ponds... \$1,177,600
160ac Minerals, Pond... \$671,600	318ac 4Ponds w/Creek... \$1,461,670
146ac Clear Fork River... \$988,265	160ac Hunting, 2Ponds... \$872,000
50ac Canyon&Barn&Golf... \$1,050,000	160ac 3Ponds, Mix Cover... \$800,000
39ac 3/2 Home&Cabin... \$870,000	150ac 6,000sqft Home... \$2,875,000
EASTLAND COUNTY	143ac 2Ponds, Creek... \$785,000
35ac Pond, Cabin... \$383,830	126ac Hunting, 2Ponds... \$695,000
THROCKMORTON COUNTY	89ac Wooded, 2 Ponds... \$578,500
632ac Prime Hunting... \$3,475,500	87ac Brazos River... \$599,000
320ac Barndco, 5Ponds... \$1,520,000	50ac 2Ponds, Home... \$725,000
BAYLOR COUNTY	45ac Commercial Tract... \$795,000
236ac 3/2 Home, Lake... \$1,416,311	38ac Build Ready, Fertile... \$278,000
FOARD COUNTY	20ac 3/2 Home, Pond... \$499,000
530ac 4/2 Home, Creek... \$1,833,000	17ac 42Ponds, Pond... \$550,000
HILL COUNTY	JACK COUNTY
115ac 2Tranks, Open... \$828,000	214ac 3/2 Home & Barn... \$1,995,000
60ac 2Tranks & Creek... \$552,500	163ac 3Ponds, Cabin... \$1,375,000
50ac 1Trank, NativeGrass... \$425,000	160ac Pond, 50% Wood... \$1,030,000

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800 PUBLIC/LEGAL NOTICES

Citation - By Publication-Posting
CLERK OF THE COURT
STACEY BELLER MALLORY
516 FOURTH ST. ROOM 201
GRAHAM, TX 76450
ATTORNEY FOR PETITIONER
JENNIFER MURPHY
1320 GREENWAY DR.
SUITE 780
IRVING, TX 75038

THE STATE OF TEXAS NOTICE TO DEFENDANT:
"You have been sued. You may employ an attorney. If you or your attorney does not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of forty-two days after the date of issuance of this citation and petition, a default judgment may be taken against you."

TO: THE UNKNOWN HEIRS AT LAW OF JOHN R. WALLACE AND SHEILA WALLACE
Greeting: You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition at or before 10:00 o'clock, A.M., of the Monday next after the expiration of forty-two days after the date of issuance of this citation, the same being 6th day of May, 2026, before the Honorable 90th District Court of Young County, Texas at the Courthouse of said County in Graham, Texas. Said Plaintiff's Petition was filed in said court on April 6th, 2026 in this case numbered 35661 on the docket of said court, and styled NATIONSTAR MORTGAGE LLC V. MANDY JON TAYLOR, TIMOTHY EDWARD WALLACE, PEYTON RHENA WALLACE, AMBER WALLACE, GEORGE WOODROW TAYLOR, ARTELLA JON WALLACE, JAMES FELTON WALLACE JR., VONNIE B WALLACE, ROBIN JUNE GOREE, JONATHAN JAMES WALLACE JR., LUCKEY BOWE WALLACE, JOYCE FAYE WALLACE, AMBER LYNN WALLACE, STEVEN R WALLACE, SHEILA A WALLACE, AND THE UNKNOWN HEIRS AT LAW OF JOHN R WALLACE, SHEILA WALLACE

A brief statement of the nature of this suit is as follows, to wit: Plaintiff requests the Court to enter judgment that Plaintiff have title and possession of all of Lot No. 7 and Lot No. 8 in Block No. 9, of the Shawnee Park Addition to the City of Graham, Young County, Texas, as shown on that certain map or plat thereof recorded in Volume 64, Page 354-355, of the plat records of Young County, Texas. As is more fully shown by Plaintiff's Petition on file in this suit. The officer executing this writ shall promptly serve the same according to requirements of law, and the mandates thereof, and make due return as the law directs. Issued and given under my hand and seal of said court at office, this 6th day of May, 2026. Stacey Beller Mallory, District Clerk 516 Fourth Street Room 201 Graham, TX 76450 By: /s/ Madelaine Montfort Deputy Clerk

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool** of government transparency

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**

- Accessibility
- Independence
- Verifiability
- Archivability

Newspapers remain the primary vehicle for public notice in all 50 states

This is not about "newspapers vs the internet". It's newspapers and newspaper websites vs government websites and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process. We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

Citizens continue to learn about vital civic matters from newspaper notices. Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web. That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers

Significant numbers of people in rural areas still lack high-speed internet access. Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real digital divide for public notice is growing due to the massive migration to smartphones and other small-screen digital devices

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

Governments aren't very good at publishing information on the internet. Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**