

**NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: July 15, 2025

Substitute Trustee: Daniel Connelly, Lori Corpier or Cain Trujillo, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 102

Note: Real Estate Lien Note dated October 12, 2018, executed by Erik Burns & Kokesha Burns and made payable to WJR Properties, LLC—Series 102

Deed of Trust:

**Date:** October 12, 2018

**Grantor:** Erik Burns & Kokesha Burns

**Lender:** WJR Properties, LLC—Series 102

**Recording information:** Instrument No. 2018-000011658, Official Public Records, Harrison County, Texas.

**Property (including any improvements):** ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 7 MILES NORTHEAST OF THE COURTHOUSE IN THE CITY OF MARSHALL, BEING 0.613 ACRE OF LAND, A PART OF THE I.E. WHITE SURVEY, A-755, BEING A PART OF THE RESIDUE OF THAT CERTAIN CALLED 10.03 ACRE TRACT DESIGNATED AS "FIRST TRACT" IN DEED FRANK T. BRUCE, JR. ET UX TO MARVIN K. HALL, ET UX, DATED AUGUST 20, 1990, AND RECORDED IN VOLUME 1254, PAGE 301 OF THE HARRISON COUNTY DEED RECORDS, SAID 0.613 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD WITH SURVEYOR'S CAP FOUND FOR CORNER, BEING ON THE WEST LINE OF SAID CALLED 10.03 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A 2.00 ACRE TRACT, DESCRIBED IN DEED TO CLIFTON WILLIAMS, ET UX, RECORDED IN VOLUME 4199, PAGE 308 OF THE HARRISON COUNTY OFFICIAL PUBLIC RECORDS, AND SAME BEING THE EAST RIGHT OF WAY LINE OF F.M. HIGHWAY 1793;

THENCE EAST, ALONG THE SOUTH LINE OF SAID 2.00 ACRE TRACT AND THE NORTH LINE OF THE RESIDUE OF SAID CALLED 10.03 ACRE TRACT, 267.23 FEET TO A 1/2" IRON ROD WITH SURVEYOR'S CAP SET FOR CORNER;

THENCE SOUTH 01 DEGREE 17' 25" EAST-86.79 FEET TO AN 8" WOOD

**FENCE CORNER POST FOUND FOR CORNER;**

**THENCE SOUTH 84 DEGREES 50' 41" WEST-273.37 FEET TO A ½" IRON ROD WITH SURVEYOR'S CAP FOUND FOR CORNER, BEING ON THE WEST LINE OF SAID 10.03 ACRE TRACT, SAME BEING ON SAID EAST RIGHT OF WAY LINE OF F.M. HIGHWAY 1793;**

**THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF SAID CALLED 10.03 ACRE TRACT AND THE EAST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY 1793, ALONG SAID CURVE TO THE LAFT, HAVING A RADIUS OF 5769.12 FEET, AN ARC LENGTH OF 111.38 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREE 35' 06" EAST-111.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.613 ACRE OF LAND, MORE OR LESS.**

Date of Sale: August 5, 2025

Time of Sale: 10:00 A.M.

Place of Sale: At the area designated at the Harrison County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Harrison County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Substitute Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**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.**

  
Daniel Connelly, Lori Corpier or Cain Trujillo,  
Substitute Trustee

## **NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD

2025 JUL 14 AM 10:40

HEATHER HENIGAN  
CO. CLERK HARRISON CO.

BY Na DEPUTY

**DATE:** July 11, 2025

### **DEED OF TRUST**

**Date:** March 25, 2024

**Grantor:** Mary Henderson  
Gordon Bowen  
Adam Armstead  
Brittany Armstead  
9279 Sue Belle Lake Road  
Marshall, TX 75670

**Beneficiary:** Jamax 23 Land Company, LLC  
PO Box 423  
Centerville, Tx 75833

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Document No 2024-000004243 Official Public Records of Harrison County, Texas, said lien transferred by document recorded under Document No. 2024-000007366 Official Public Records of Harrison County, Texas.

**Property:** *10.500 acres of land, being Parcel Two (2) of Jamax 23 Land Company, LLC, Harrison County, Texas, more fully described in Exhibit "A" attached hereto.*

### **Note**

**Date:** March 25, 2024

**Amount:** \$75,750.00

**Debtor:** Mary Henderson, Gordon Bowen, Adam Armstead and Brittany Armstead

**Holder:** Dennis Ellison  
*P.O. Box 423, Centerville, TX 75833*

**DATE OF SALE OF PROPERTY:** August 5, 2025

**EARLIEST TIME OF SALE OF PROPERTY:** 11:00 AM

**LOCATION OF SALE:** Marshall, Texas, at the Harrison County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

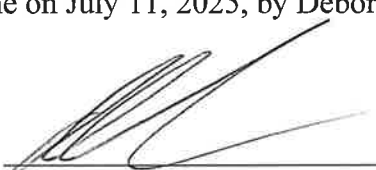
  
DEBORAH L. LEMONS

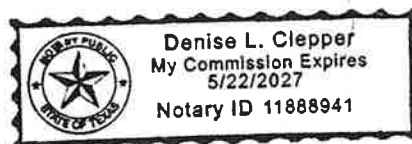
**(ACKNOWLEDGMENT)**

STATE OF TEXAS           §

COUNTY OF LEON       §

This instrument was acknowledged before me on July 11, 2025, by Deborah L. Lemons.

  
NOTARY PUBLIC, STATE OF TEXAS





**DDM, Surveying, Inc.**

November 16, 2023

Jamax 23 Land Company, L.L.C.

Parcel Two

10.500 Acres

10.500 acres being out of a called 88.469 acres in a **COMMERCIAL DEED OF TRUST, SECURITY AGREEMENT & FINANCING STATEMENT** conveyed by Jamax 23 Land Company LLC to Rusty Hill in an instrument dated November 10, 2023 and recorded in File Number 2023-000013605 of the Official Public Records of Harrison County, Texas (OPRHCT), situated in the Henry Vardeman Survey A-726, Harrison County, Texas on Texas Farm to Market Road No. 1997 (FM1997) and on Sue Bella Lake Road (SBLR) and being more particularly described by metes and bounds as follows:

**BEGINNING** at 5/8" iron rod, set (all iron rods set with cap "DDM BOUNDARY") in the West boundary line of said 88.469 acres tract and being at the Southwest corner of a 10.500 acres tract Parcel One surveyed this date;

**THENCE** across said 88.469 acres tract common with the South boundary line of said Parcel One North 87° 43' 10" East a distance of 1082.57 feet to the East boundary line of said 88.469 acres being in said SBLR, whence bears a 5/8" iron rod, set, South 87° 43' 10" West a distance of 20.0 feet;

**THENCE** with the East boundary line of said 88.469 acres tract along said SBLR as follows:

South 02° 32' 17" West a distance of 11.41 feet, and  
South 01° 10' 58" West a distance of 417.09 feet to a corner in same being at the Northeast corner of a 10.500 acres tract Parcel Three, surveyed this date, whence bears a 5/8" iron rod, set, South 87° 43' 10" West a distance of 20.0 feet;

**THENCE** across said 88.469 acres tract common with the North boundary line of a said Parcel Three, surveyed this date South 87° 43' 10" West a distance of 1056.41 feet to a 5/8" iron rod set in the West boundary line of said 88.469 acres tract being at the Northwest corner of said Parcel Three;

**THENCE** with the West boundary line of said 88.469 acres tract North 02° 16' 50" West a distance of 427.70 feet to the **BEGINNING** CONTAINING 10.500 acres.

I, D. Dwayne Miley, Registered Professional Land Surveyor, No. 4164-Texas, do hereby certify that this description represents the results of a survey completed on the ground under my supervision in November, 2023. See plat dated 11/16/2023.

  
Dwayne Miley, R.P.L.S.

**EXHIBIT "A"**



## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 28, 2023 and recorded under Clerk's File No. 2023-000010915, in the real property records of Harrison County Texas, with BillyRay Ray Jackson Jr, an unmarried man as Grantor(s) and NewRez LLC DBA NewRez Mortgage as Original Mortgagee.

Deed of Trust executed by BillyRay Ray Jackson Jr, an unmarried man securing payment of the indebtedness in the original principal amount of \$89,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by BillyRay Ray Jackson Jr. U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Passthrough Trust VII is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

#### Legal Description:

**BEING 1.00 ACRE OF LAND SITUATED IN THE JOHN HUSBAND SURVEY, ABSTRACT 303, HARRISON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT AS DESCRIBED IN A DEED FROM O. D. MITCHELL TO MICHAEL HOLIDAY, ET UX AND RECORDED IN VOLUME 1886, PAGE 286 OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.00 ACRE OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

**Date of Sale: 08/05/2025**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: Harrison County Courthouse, Texas at the following location: At the door of the easternmost entrance to the Harrison County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



of the property. 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, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Harriett Fletcher, Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 06/10/2025.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Sheryl LaMont

Printed Name: Sheryl LaMont, June 12, 2025

C&M No. 44-25-01974



Exhibit A

BEING 1.00 ACRE OF LAND SITUATED IN THE JOHN HUSBAND SURVEY, ABSTRACT 303, HARRISON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT AS DESCRIBED IN A DEED FROM O. D. MITCHELL TO MICHAEL HOLIDAY, ET UX AND RECORDED IN VOLUME 1886, PAGE 286 OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.00 ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED AS TRACT 8 BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS 1.00 ACRE TRACT (TRACT 8) AND THE NORTHEAST CORNER OF A CALLED 1.000 ACRE TRACT SURVEYED AS TRACT 7 AND BEING IN THE EAST BOUNDARY LINE OF A CALLED 38 ACRE TRACT AS RECORDED IN VOLUME 719, PAGE 219 OF THE DEED RECORDS OF SAID COUNTY AND THE WEST BOUNDARY LINE OF A CALLED 20.00 ACRE TRACT AS RECORDED IN VOLUME 1549, PAGE 261 OF SAID PUBLIC RECORDS AND BEING LOCATED SOUTH 89 DEGREES 22 MINUTES 48 SECONDS EAST, 408.39 FEET AND NORTH 00 DEGREES 28 MINUTES 39 SECONDS EAST, 1099.78 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 38 ACRE TRACT;

THENCE WEST, A DISTANCE OF 212.29 FEET WITH THE SOUTH BOUNDARY LINE OF SAID TRACT 8 AND THE NORTH BOUNDARY LINE OF SAID TRACT 7 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 8 AND THE NORTHWEST CORNER OF SAID TRACT 7 AND BEING IN THE EAST MARGIN OF AN EXISTING 40 FOOT WIDE ROAD EASEMENT AS RECORDED IN SAID VOLUME 1886, PAGE 286;

THENCE NORTH 01 DEGREE 04 MINUTES 21 SECONDS WEST, A DISTANCE OF 202.61 FEET WITH THE WEST BOUNDARY LINE OF SAID TRACT 8 AND THE EAST MARGIN OF SAID ROAD EASEMENT TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 8 AND THE SOUTHWEST CORNER OF A 1.000 ACRE TRACT SURVEYED AS TRACT 9;

THENCE EAST, A DISTANCE OF 217.77 FEET WITH THE NORTH BOUNDARY LINE OF SAID TRACT 8 AND THE SOUTH BOUNDARY LINE OF SAID TRACT 9 TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 8 AND THE SOUTHEAST CORNER OF SAID TRACT 9 AND BEING IN

THE EAST BOUNDARY LINE OF SAID 38 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID 20.00 ACRE TRACT;

THENCE SOUTH 00 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 202.59 FEET WITH THE EAST BOUNDARY LINE OF SAID TRACT 8 AND 38 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID 20.00 ACRE TRACT BACK TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND.



## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 01, 2022 and recorded under Clerk's File No. 2022-000010260, in the real property records of HARRISON County Texas, with Diego Cedillos, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Diego Cedillos, single man securing payment of the indebtedness in the original principal amount of \$150,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Diego Cedillos. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

#### Legal Description:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN HARRISON COUNTY, TEXAS, BEING 0.648 ACRES BEING LOT 2, OF THE DEER RUN ESTATES SECTION 1, HARRISON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION, AS THE SAME APPEARS OF RECORD IN CABINET B, SLIDE 53A, OF THE PLAT RECORDS OF HARRISON COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 08/05/2025**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: HARRISON County Courthouse, Texas at the following location: At the door of the easternmost entrance to the Harrison County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on June 10, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by:



Printed Name: Sheryl LaMont, June 12, 2025

C&M No. 44-25-01752

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-15268-TX

FILED FOR RECORD  
2025 JUL 10 PM 12:11  
HEATHER HEMAN  
CO. CLERK HARRISON CO.  
B  
CCF

**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, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 8/5/2025  
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.  
Place: Harrison County Courthouse, Texas, at the following location: 200 West Houston Street , Marshall, TX 75670 IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

Lot No. Twelve (12), Block No. Nine (9), Gayle Manor, Unit No. Three (3) according to plat recorded in Cabinet A, Slide 120, Plat Records, Harrison County, Texas; and a portion of Kelly Lane cul-de-sac as shown on plat recorded in Cabinet A, Slide 120, Plat Records, Harrison County, Texas, being 622.52 square feet described as follows:

Beginning at a 3/8" iron rod found on the South right of way Kelly Court and being the Northeast corner of Lot 12, Block 9 of said Addition;

Thence in a Northwesterly direction with a curve being the existing South right of way Kelly Court having a radius of 50.0 feet, a central angle of 85 deg. 39'59", an arc length of 74.76 feet, and a chord of North 40 deg. 42'35", 67.99 feet to a 3/8" iron rod found for corner;

Thence South 40 deg. 42'35" East, 67.99 feet along the chord of the above described curve to the place of beginning and containing 622.52 feet of land, more or less.

**Commonly known as:** 2 KELLY CT LONGVIEW, TX 75605

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 7/24/2024 and recorded in the office of the County Clerk of Harrison County, Texas, recorded on 7/24/2024 under County Clerk's File No 2024-000008118, in Book -- and Page -- of the Real Property Records of Harrison County, Texas.

**Grantor(s):** KATY DUDLEY, A SINGLE WOMAN AND MICHAEL ROD MORRIS, A SINGLE MAN  
**Original Trustee:** Black, Mann & Graham, L.L.P.

**Substitute Trustee:** Nestor Solutions, LLC, Auction.com, LLC, Lisa DeLong, Terri Worley, Sharon St. Pierre, Meghan Byrne, David Sims, Sheryl La Mont, Robert La Mont, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward

T.S. #: 2025-15268-TX

<b>Original Mortgagee:</b>	<b>Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG Mortgage, Inc. dba CMG Home Loans., its successors and assigns</b>
<b>Current Mortgagee:</b>	<b>Freedom Mortgage Corporation</b>
<b>Mortgage Servicer:</b>	<b>Freedom Mortgage Corporation</b>

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 referenced property securing the above referenced loan.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee 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.

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

The 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 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 the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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, except as to the warranties of title (if any) 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 trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$299,475.00, executed by KATY DUDLEY, A SINGLE WOMAN AND MICHAEL ROD MORRIS, A SINGLE MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG Mortgage, Inc. dba CMG Home Loans., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

**Freedom Mortgage Corporation**  
**11988 EXIT 5 PKWY BLDG 4**  
**FISHERS IN 46037-7939**  
**Phone: (855) 690-5900**

T.S. #: 2025-15268-TX

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: July 10, 2025

Nestor Solutions, LLC, Auction.com, LLC, Lisa DeLong, Terri Worley, Sharon St. Pierre, Meghan Byrne, David Sims, Sheryl La Mont, Robert La Mont, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward

  
c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

**NOTICE OF TRUSTEE'S SALE** ED FOR RECORD

**DATE:** July 10, 2025

2025 JUL 14 AM 10:40

**DEED OF TRUST**

RECEIVED HARRISON  
COUNTY CLERK

**Date:** March 28, 2024

BY no NOTARILY

**Grantor:** Justin Person  
190 PR 1330  
Marshall, TX 75672

**Beneficiary:** Jamax 23 Land Company, LLC  
PO Box 423  
Centerville, Texas 75833

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Document #2024-000004356 of the Official Public Records of Harrison County, Texas, said lien transferred by document recorded under Document Number 2024-000004356 Official Public Records of Harrison County, Texas.

**Property:** *14.957 acres of land in the Henry Vardeman Survey, A-726, being Parcel Eight (8) of Jamax 23 Land Company, LLC, Harrison County, Texas, more fully described in aforementioned documents.*

**Note**

**Date:** March 28, 2024

**Amount:** \$112,999.00

**Debtor:** Justin Person

**Holder:** Extracto Banks, N. A. Custodian of the J Philip Davis IRA  
*P.O. Box 423, Centerville, TX 75833*

**DATE OF SALE OF PROPERTY:** August 5, 2025

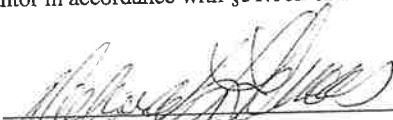
**EARLIEST TIME OF SALE OF PROPERTY:** 11:00 AM

**LOCATION OF SALE:** Marshall, Texas, at the Harrison County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
DEBORAH L. LEMONS



(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on July 10, 2025 by Deborah L. Lemons.

  
NOTARY PUBLIC, STATE OF TEXAS

