

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE RECORD

Date: October 14, 2025

2025 OCT 14 AM 11:14

Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

HEATHER WENDON
CO. CLERK HARRISON CO

Lender: WJR Properties, LLC—Series 176

BY na ATTORNEY

Note: Real Estate Lien Note dated July 23, 2021, executed by Diego Ramirez & Ruby Vazquez and made payable to WJR Properties, LLC—Series 176

Deed of Trust:

Date: July 23, 2021

Grantor: Diego Ramirez & Ruby Vazquez

Lender: WJR Properties, LLC—Series 176

Recording information: Instrument No. 2022-000000484, Official Public Records, Harrison County, Texas.

Property (including any improvements): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING 2.96 ACRES OF THE WILLIAM WALKER SURVEY A-754; BEING A PART OF THAT CERTAIN 96.43 ACRE TRACT DESCRIBED IN DEED FROM B. G. PATTERSON AND WIFE, PATRINELLA H. PATTERSON, TO WILLIAM LEE FOSTER AND WIFE, PAULINE W. FOSTER DATED JUNE 10, 1975, RECORDED IN VOL 767, PAGE 212, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOR CORNER IN THE SOUTH MARGIN OF OLD U.S. HIGHWAY 80 AND IN THE NORTH LINE OF SAID 86.43 ACRE TRACT: SAID BEGINNING CORNER BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED TO LA. FUGLER AND OTHERS, RECORDED IN VOL 473, PAGE 255, SAID COUNTY DEED RECORDS, SAID BEGINNING CORNER BEING APPROXIMATELY 882 FEET EASTERLY, WITH SAID SOUTH MARGIN, FROM THE NORTHWEST CORNER OF SAID 86.43 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION WITH SAID SOUTH MARGIN AND WITH A CURVE TO THE RIGHT, 365.1 FEET (CHORD NORTH 67° 44' EAST, 365.1 FEET) TO AN IRON STAKE FOR CORNER;

THENCE SOUTH 5° 13' EAST, WITH THE WEST LINE OF A 5 ACRE TRACT OUT OF SAID 86.43 ACRE TRACT, 451.39 FEET TO A CORNER IN SAID WEST LINE;

**THENCE SOUTH 70° 18' WEST 238.86 FEET TO AN IRON STAKE FOR CORNER
AT THE SOUTHEAST CORNER OF SAID FUGLER TRACT;**

**THENCE NORTH 21° 28' WEST WITH THE EAST LINE OF FUGLER TRACT
420.9 FEET TO THE PLACE OF BEGINNING CONTAINING 2.96 ACRES OF
LAND, MORE OR LESS.**

Date of Sale: November 4, 2025

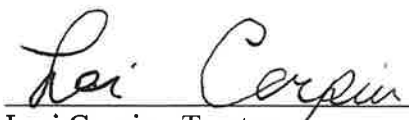
Time of Sale: 1:00 P.M.

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 Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the 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.



Lori Corpier, Trustee

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD

2025 OCT -1 AM 11:44

Notice is hereby given of a **Public Non-Judicial Foreclosure** sale.

HEATHER HENIGAN
CO. CLERK HARRISON CO

BY SA DEPUTY

1. Debtor: **Mr. Whorter J. Burnette**
Address: 1403 East 56th Street
Odessa, Texas 79762

Debtor: **Mr. Randall Potter**
Address: 3919 Melody Lane
Odessa, Texas 79762

2. Noteholders & Lienholders: **Foote Family Partnership, L.P., by its General Partner, Foote Management Company, LLC, care of its President, Wendy Tompkins**
Address: P.O. Box 5249
Longview, Texas 75608

3. Lien: **Deed of Trust dated April 19, 2008 and recorded in Vol. 3888, Pg. 65 in the Official Public Records of Harrison County, Texas.**

4. Date, Time, and Place of Sale: This sale is scheduled to be held at the following date, time and place:

Date: **November 4, 2025**

Time: The sale shall begin no earlier than 1:00 p.m. and no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m. of the same day.

Place: The front door (East main entry) of the Harrison County Courthouse in Marshall, Texas, at the following location: 200 W. Houston Street, Marshall, Texas 75671. Or, if the preceding location is no longer the designated area, then at the area most recently designated by the Harrison County Commissioner's Court.

This Deed of Trust permits the beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or re-filing may be after the date originally scheduled for this sale.

5. **Property to be Sold:** The property to be sold (the "Property") is described as follows:

All that certain tract or parcel of land situated in the James T. Denton Survey, Abstract No. 199, Harrison County, Texas; being a part of that certain 158.648 acre tract described in Deed to Billy C. Foote, dated 2000, recorded in Volume 2153, Page 147, Official Public Records of Harrison County, Texas; and being more particularly described as follows:

BEGINNING at a nail set for corner on the centerline of County Road No. 4106, on the West line of a 10.300 acre tract described in Deed to Floyd Ray Watkins, dated 2000, and being S 30 deg. 35 min. 40 sec. E, 69.91 feet from the Northwest corner of said 10.300 acre tract;

THENCE S 30 deg. 35 min. 40 sec. E along said West line, at 25.90 feet passing to a ½ inch iron rod set on the South line of said Road and at a total distance of 600.00 feet to a ½ inch iron rod set for corner;

THENCE S 44 deg. 23 min. 09 sec. W, 225.72 feet to a ½ inch iron rod set for corner;

THENCE N 30 deg. 35 min. 40 sec. W, at 574.10 feet passing at ½ inch iron rod set on the South line of said Road and at a total distance of 600.00 feet to a nail set on said centerline;

THENCE in an Easterly direction along said road centerline; N 44 deg. 03 min. 13 sec E, 10.25 feet and N 44 deg. 24 min. 06 sec. E, 215.47 feet to the PLACE OF BEGINNING containing 3.003 acres.

6. **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 and the provisions and authorization of the 71st District Court of Harrison County, Texas in Cause No. 24-1110 as stated in its September 9, 2025 judgement, permitting the beneficiaries thereunder to have the bid credited to the note up to the amount of the unpaid debt and costs 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 date the property is sold.

7. **Conditions of Sale:** The sale will be made expressly subject to unpaid ad valorem taxes and any record title matters and any set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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 real property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantors identified in the Deed of Trust described above.) Any purchaser acquires the Property "at the Purchaser's own risk" Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described Deed of Trust.

8. Type of Sale: The sale is a Deed of Trust public foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Gregory R. Fritze and wife, Kathleen L. Potter Fritze. The Deed of Trust is dated April 19, 2008 and is recorded in the office of the County Clerk of Harrison County, Texas, in Volume 3888, Page 65 in the Official Public Records of Harrison County, Texas.

9. Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligation therein described (collectively the "Obligations") including, but not limited to, (1) the April 19, 2008 Real Estate Lien Note in the original principal amount of \$24,500.00 executed by Gregory R. Fritze and wife, Kathleen L. Potter Fritze and payable to the order of Foote Family Partnership, L.P., of Longview, Texas; (2) all assumptions, renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described Deed of Trust; and (4) all other debts and obligations described in the Deed of Trust. Foote Family Partnership, L.P., of Longview, Texas is the current owner and holder of the loan obligations (the note) and also is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Foote Family Partnership, L.P., by its General Partner, Foote Management Company, LLC, care of its President, Wendy Tompkins, by telephone at 903-790-1610 or to the Substitute Trustee, Dwight A. Brannon, Attorney at Law at 903-843-5253.

10. Default and Request to Act: Default has occurred due to the failure of payment for multiple monthly installments and escrow payments as required by the Deed of Trust and Real Estate Lien Note, and the beneficiary (Foote Family Partnership, L.P.) has asked me, as Substitute Trustee, to conduct this sale. Notice is hereby given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

(continued on next page)

DATED:

October

1 2025.

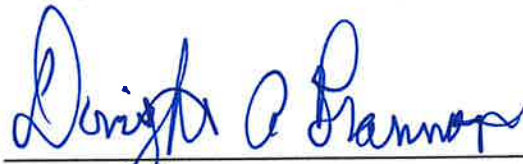


Dwight A. Brannon, Substitute Trustee
Attorney at Law
P. O. Box 670
Gilmer, Texas 75644
Tel: (903) 843-2523
Fax: (903) 943-6014

Notice to Members of the Armed Forces of the United States:

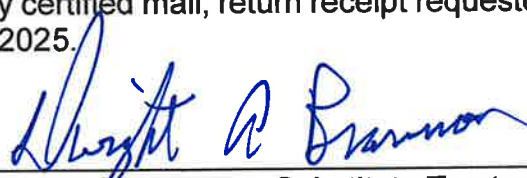
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

I certify that the above Notice of Foreclosure was filed with the Harrison County Clerk's Office and Posted by its Bailiff or a Deputy Clerk on the designated posting board on the 1st day of October, 2025, at the Harrison County Courthouse in Marshall, Texas before 5:00 p.m.



Dwight A. Brannon, Substitute Trustee

I certify that a copy of the foregoing filed and posted notice was served to Whorter J. Burnette at 1403 East 56th Street, Odessa, Texas 79762, and to Randall Potter at 3919 Melody Lane, Odessa, Texas 79762, by depositing same in the United States Mail with proper postage affixed hereto, regular mail and by certified mail, return receipt requested, on the 1st day of October, 2025.

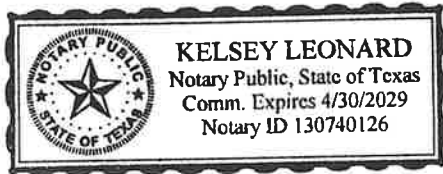


Dwight A. Brannon, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF Upshur §

This instrument was acknowledged before me on the 1st day of October, 2025 by Dwight A. Brannon, Substitute Trustee, in the capacity so stated.



Kelsey Leonard
Notary Public, State of Texas
My Commission Expires: 4/30/2029

FILED FOR RECORD

2025 SEP 25 AM 9:31

3985 FM 2625 E
MARSHALL, TX 75672

HEATHER HENIGAN 000000010575843
CO. CLERK HARRISON, CO

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

BY st DEPUTY

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.

1. **Date, Time, and Place of Sale.**

Date: December 02, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 05, 2022 and recorded in Document INSTRUMENT NO. 2022-000006064 real property records of HARRISON County, Texas, with SHANE NORTH AND AMBER NORTH HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY., ITS SUCCESSORS AND ASSIGNS., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHANE NORTH AND AMBER NORTH HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$255,290.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, CHRISTINE WHEELLESS, ROBERT LAMONT, SHERYL LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Kara Riley, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on September 25, 2025 I filed at the office of the HARRISON County Clerk and caused to be posted at the HARRISON County courthouse this notice of sale.



Declarants Name: Kara Riley

Date: September 25, 2025

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 2.00 ACRES OF LAND BEING ALL OF LOT 15 OF THE BLOCKER ROAD SUBDIVISION RECORDED IN CABINET B, SLIDE 193-A, HARRISON COUNTY, PLAT RECORDS, AND LOCATED WITHIN THE J. MAXLMILLIN SURVEY, A-444, HARRISON COUNTY, TEXAS.

TOGETHER WITH 60' WIDE EASEMENT:

BEING A 60 FOOT WIDE ACCESS EASEMENT SITUATED IN THE J. MAXIMILLIN SURVEY, A-444, HARRISON COUNTY, TEXAS, AND BEING PART OF A CALLED 55.396 ACRE TRACT DESCRIBED IN A DEED TO BLOCKER ROAD INVESTORS, LLC, RECORDED IN HARRISON COUNTY CLERK FILE NO. 2021-000010159 (HCCF), SAID 60 FOOT WIDE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY CENTERLINE DESCRIPTION (30' EITHER SIDE) AS FOLLOWS AS SHOWN ON THE PLAT PREPARED BY MTX SURVEYING, LLC ON FILE AS JOB NO. 21625, (BEARING BASIS: SPC TEXAS NORTH CENTRAL 4202, NAD83, GRID):

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF FARM TO MARKET ROAD 2625, BEING ON THE MOST SOUTHERN LINE OF SAID 55.396 ACRE TRACT, FROM WHICH A 112" IRON ROD FOUND FOR THE MOST SOUTHERN SOUTHEAST CORNER OF SAID 55.396 ACRE TRACT BEARS N 77 DEG 30' 08" E, 30.06 FEET AND A 1/2" IRON ROD WITH SURVEYOR'S CAP FOUND FOR THE MOST SOUTHERN SOUTHWEST CORNER OF SAID 55.396 ACRE TRACT BEARS S 77 DEG 30' 08" W, 37.65 FEET;

THENCE OVER AND ACROSS SAID 55.396 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

N 08 DEG 58' 00" W, A DISTANCE OF 1138.14 FEET TO A POINT;

N 07 DEG 17' 17" W, A DISTANCE OF 251.86 FOET TO A POINT;

N 04 DEG 14' 13" W, A DISTANCE OF 218.06 FEET TO A POINT;

N 00 DEG 51' 08" E, A DISTANCE OF 87.99 FEET TO A POINT;

N 05 DEG 35' 44" E, A DISTANCE OF 118.13 FEET TO THE POINT OF TERMINUS, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "MTX SURVEYING" SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED 7.00 ACRE TRACT BEARS S 84 DEG 24' 16" E, 30.00 FEET.

FILED FOR RECORD

2025 SEP 17 PM 2:28

HEATHER NEWMAN
CLERK, HARRISON COUNTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described DEED OF TRUST ("Deed of Trust"):

Dated: August 18, 2025

Grantors: Pamela Sanchez

Original Trustee: Kent Wilkes

Lender: Citizens Bank & Trust Company of Vivian, LA

Recorded in: Instrument No. 2019-000006147 of the real property records of Harrison County, Texas

Legal Description: 251 E. Longs Camp Road, Karnack, Texas 75661, and as further described: (Including any improvements):

All that certain 1.30 acre lot, tract or parcel of land located in the SAM LONG JR. SURVEY, A-906, in Harrison County, Texas, said tract being all of the called 1.29 acre "Tract 2" of land conveyed from W.A. Salmon and wife, Mary Carolyn Salmon to Phillip R. Mikel and Martha M. Mikel, recorded in Volume 1176, Page 781, Deed Records of Harrison County, Texas, and being more particularly described as follows:

BEGINNING at a 2 ½" iron chain link fence end post found for corner on the Northeast margin of E. Longs Camp Road (County Road 2404), said corner being the South corner of this tract, and the West corner of a called 1.83 acre Perry Leon Clark tract, recorded in Volume 2674, Page 258, Official Public Records of Harrison County Texas;

THENCE North 42° 35' 50" West, with the Northeast margin of E. Longs Camp Road, 126.65 feet to a ½" iron rod with J. Roberts plastic cap set for corner, said corner being the West corner of this tract, and the South corner of a called 0.77 acre Phillip R. Mickel "Tract 1" tract, recorded in Volume 1176, Page 781, Deed Records of Harrison County, Texas;

THENCE North 45° 39' 20" East, with the Southeast line of said 0.77 acre tract, at 168.07 feet passing a 1/2" iron rod found for reference, and continuing a total distance of 417.48 feet to a point in

Phillips slough, said point being the North corner of this tract, and the East corner of said 0.77 acre tract;

THENCE South 42° 20' 29" East, across said slough, 144.26 feet to a point, said point being the East corner of this tract, and the North corner of said Clark tract;

THENCE South 48° 04' 24" West, with the Northwest line of said Clark tract, at 248.67 feet passing a ½" iron rod with J. Roberts plastic cap set for reference, and continuing generally with a wire fence a total distance of 416.67 feet to the place of beginning, containing 1.30 acres, more or less.

And more commonly known as 251 E. Longs Camp Road, Karnack, Texas 75661. ("Property")

Secures: Commercial Promissory Note ("Note") in the original principal amount of \$49,000.00, executed by Pamela Sanchez ("Borrower") and payable to the order of Lender.

Substitute Trustee: Ronald L. Yanich

Substitute Trustee's Citizens Bank & Trust Company of Vivian, LA
P.O. Box 992, Vivian, Louisiana 71082-0992 (physical)
7607 Fern Avenue, Shreveport, Louisiana 71105 (mail)

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: **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.**

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, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Those desiring to purchase the property

will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 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 for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine nature and extent of such matter, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided 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(a) of the Texas Property Code, 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 Substitute Trustee.

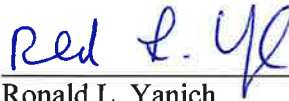
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIED 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 MORGAGEE OR MORTGAGE SERVICER.

August 18, 2025



Scott R. Wolf, Texas Bar Roll No. 24039246
Attorney for Citizens Bank & Trust Company of
Vivian, LA



Ronald L. Yanich
Substitute Trustee

STATE OF LOUISIANA

PARISH OF CADDO

Before me, the undersigned notary public, on this day personally appeared Ronald L. Yanich, who declared that he is the Substitute Trustee and that he has issued this Notice of Foreclosure Sale.



Ronald L. Yanich
Substitute Trustee

SWORN TO AND SUBSCRIBED before me, Notary Public, on this the 18 day of August, 2025.



Notary Public, State of Louisiana

Stephen P. Fulco #026632

AFTER RECORDING, PLEASE RETURN TO:

Scott R. Wolf
Cook, Yancey, King & Galloway
P. O. Box 22260
Shreveport, LA 71120-2260

This is to certify that I did, on the ____ day of _____, 2025, at _____ o'clock, _____.M., post a copy of the Notice of Foreclosure Sale, at the Courthouse door in Harrison County, Texas, at the instance and request of the Substitute Trustee named therein.

HEATHER HENIGAN
Harrison County Clerk

By: _____
Deputy Clerk

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/22/2021	Grantor(s)/Mortgagor(s): <i>FILED FOR RECORD</i> DONALD PAUL PALMAYMESA, AN UNMARRIED PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Primary Residential Mortgage, Inc. <i>2025 AUG 28 PM 2:05</i>
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-000003316	Property County: HARRISON <i>HEATHER HENIGAN</i> CO. CLERK HARRISON CO BY <i>Heather</i> DEPUTY
Mortgage Servicer: Primary Residential Mortgage, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1480 N. 2200 W., Salt Lake City, UT 84116
Date of Sale: 11/4/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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 beneficiary therein

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 begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 8/21/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Primary Residential Mortgage, Inc.

Dated: August 28, 2025

Sheryl LaMont

Printed Name:



Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>


Posted by Heather Golden, August 28, 2025.

MH File Number: TX-25-110607-POS
Loan Type: FHA

LEGAL DESCRIPTION

EXHIBIT "A"

All that certain tract or parcel containing 0.694 acre of land in the Peter Whetstone Survey, A-756, Harrison County, Texas, being all of a tract which was called 0.69 acre conveyed from U. S. Bank Trust Association to CV Res Fund I, LLC, by an instrument of record in Clerks File #2016-000001722, Harrison County Official Public Record (HCOPR), said 0.694 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for northeast corner, being the northeast corner of said 0.69 acre tract and southeast corner of a tract which was conveyed from William Scott Brown, et ux to Randel Mews (Mews Tract), by an instrument of record in Volume 2760, Page 17, HCOPR, lying in the west line of Grove Street;

THENCE S02°08'00"W, along the common line of said 0.69 acre tract and Grove Street, at 91.90 feet pass a 1/2" iron rod found for reference and continuing for a distance in all of 101.88 feet to a "X" cut in concrete for southeast corner, being the southeast corner of said 0.96 acre tract and northeast corner of a tract which was called 0.681 acre conveyed from Katherine Womack to Melvin Womack, by an instrument of record in Volume 3070, Page 463, HCOPR;

THENCE departing Grove Street, S89°40'35"W, 301.79 feet along the common line of said 0.69 acre tract and said 0.681 acre tract to a 1/2" iron rod found for southwest corner, being the southwest corner of said 0.69 acre tract and northwest corner of said 0.681 acre tract, lying in the east line of a tract which was conveyed from Rosemary McCown to Milton H. Williams, III (Williams Tract), by an instrument of record in Volume 1223, Page 325, Harrison County Deed Record (HCDR);

THENCE N02°01'46"W, 76.56 feet along the common line of said 0.69 acre tract and said Williams Tract to a 3/4" iron pipe found for angle point, being a northeast corner of said Williams Tract and the southeast corner of a tract which was conveyed from Camellia Dell Palmer, et al to Rodrick Dewayne Jones (Jones Tract), by an instrument of record in Volume 3112, Page 141, HCOPR;

THENCE N02°32'10"W, 20.41 feet along the common line of said 0.69 acre tract and said Jones Tract to a 1/2" iron rod found for northwest corner, being the northwest corner of said 0.69 acre tract and southwest corner of a tract which was called Tract One, conveyed from Ralph S. Fredella, Jr. to Hilario Rodriguez, et al, by an instrument of record in Clerks File #2015-000001722, HCOPR;

THENCE N89°26'40"E, 76.03 feet along the common line of said 0.69 acre tract and said Tract One to a 1 3/4" iron pipe found for angle point, being an angle point of said 0.69 acre tract, southeast corner of said Tract One and southwest corner of a tract which was called Tract Two, conveyed from Ralph S. Fredella, Jr. to Hilario Rodriguez, et al, by an instrument of record in Clerks File #2015-000001722, HCOPR;

THENCE N87°30'20"E, 14.13 feet along the common line of said 0.69 acre tract and said Tract Two to a 3/4" iron pipe found for angle point;

THENCE N88°36'18"E, 72.30 feet continuing along said common line to a 3/4" iron pipe found for angle point, being the southeast corner of said Tract Two and southwest corner of said Mews Tract;

THENCE N 88°37'46" E, 146.74 feet along the common line of said 0.69 acre tract and said Mews Tract to the PLACE OF BEGINNING, containing 0.694 acre of land, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

TRACT ONE:

All that certain lot, tract or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, being Outlot 17 Southwest of said city as shown by the Official Map of Marshall on file at the City

LEGAL DESCRIPTION

Continued

Engineer's Office, and being a part of that same land described in a deed from T. W. Davidson to Ernest F. Smith, dated August 27, 1952 and recorded in Volume 404, Page 652 of the Harrison County Deed records, and being that same easement described in a deed from Wilma Lawrence, Executrix, to Matthew McClellan, et ux, dated January 7, 1993, and recorded in Volume 1324, Page 334 of said Deed records, and being more particularly described as follows:

BEGINNING at a chiseled "x" made for corner in a concrete driveway, being the Northeast corner of said Outlot 17 SW, same being the Southeast corner of that certain tract described in a deed from R. S. Matthews, Sr., et ux, to Nellie R. Matthews, dated May 16, 1946, and recorded in Volume 300, Page 57 of said Deed Records, and known as Outlot 18 SW, said pipe also being on the West margin of South Grove Street;

THENCE South 1 deg. 58' West, with said West margin and the East line of said Outlot 17 SW, 3.50 feet to a point on the South side of said concrete drive;

THENCE South 74 deg. 16" West, along the South side of an asphalt drive and crossing same, 104.83 feet to a point on the West line of said drive;

THENCE North 34 deg. 28' West, 38.83 feet to a point on the North line of Outlot 17 SW and the South line of said Outlot 18 SW;

THENCE South 89 deg. 57' East, with the common line between said Outlots 123.00 feet to THE PLACE OF BEGINNING.

TRACT TWO:

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS:

All that certain lot, tract or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, being Outlot 18 Southwest of said city as shown by the Official Map of Marshall on file at the City Engineer's Office, and being a part of that same land described in a deed from R. S. Matthews, Sr., et ux, to Nellie R. Matthews, dated May 16, 1946, and recorded in Volume 300, Page 57 of Harrison County Deed Records, and also being a part of that same land described in a deed from the Estate of Nellie Reid Matthews to Ernest F. Smith, filed for record in the Harrison County Clerk's Office on October 28, 1974 under Clerk's File No. 6786-H, and being that same easement designated as "Exhibit B" in a deed from Wilma Lawrence, Executrix, to Matthew McClellan, et ux, dated January 7, 1993, and recorded in Volume 1324, Page 334 of said Deed Records, and being more particularly described as follows:

BEGINNING at a chiseled "x" made for corner in a concrete driveway, being the Southeast corner of said Outlot 18 SW, same being the Northeast corner of that certain tract described in a deed from T. W. Davidson to Ernest F. Smith, dated August 27, 1952, and recorded in Volume 404, Page 652 of said Deed Records, and known as Outlot 17 SW, said pipe also being on the West margin of South Grove Street;

THENCE North 89 deg. 57' West, with the common line between said Outlot 18 SW and said Outlot 17 SW, 56.95 feet to a point on said concrete drive;

THENCE North 80 deg. 17' East, 58.21 feet to a 1/2" iron rod set on the East line of said Outlot 18 SW, same being the West margin of said South Grove Street;

THENCE South 2 deg. 27' West, with said margin 9.88 feet to THE PLACE OF BEGINNING.

Being the same property described in Special Warranty Deed from Andrew M. Cuorno, Secretary of Housing and Urban Development of Washington, D.C. to John L. Moore dated August 11, 2000 recorded in Volume 2131, Page 346, Official Records, Harrison County, Texas.



Corky Stovall
Rick Shelton
Attorneys

Attorneys at Law
408 E. First St.
P.O. Box 1449
Hughes Springs, TX 75656

FILED FOR RECORD
2025 OCT 13 PM 3:11
HEATHER HENNING
CO. CLERK HARRISON CO.
BY [Signature]
PHONE (903) 639-7535
-FAX (903) 639-2718

October 7, 2025

Avelar Ventures LLC
PO BOX 955
Marshall, Texas 75670

NOTICE OF TRUSTEE'S SALE

You, Avelar Ventures LLC, are hereby notified that on Tuesday, the 4th day of November 2025, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the Eastern most entrance door of the Harrison County Courthouse located at 200 West Houston Street, in the City of Marshall, County of Harrison, State of Texas, or as designated by the Court Commissioners. I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

See Attached Exhibit.

This sale will be made to satisfy the debt evidenced by a Original Note dated October 1, 2021, secured by a Deed of Trust dated October 1, 2021, recorded in File Number 2021-000012281, Real Property Records, Harrison County, Texas, executed by Marcial Avelar, Managing Member of Avelar Ventures, LLC, to Mayo Kasling, Jr., Trustee for The First National Bank of Hughes Springs, in the original principal sum of \$750,000.00, which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Deed of Trust by selling the real property because you are in default in the non-payment on the note described in said Deed of Trust.

Your debt was accelerated as you were notified by notice dated August 18, 2025. As of today's date, you now owe the sum of \$763,545.38.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated April 30, 2024. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

The foreclosure sale will be made expressly subject to all prior matters of record affecting the property, if any. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of any such matters.

Pursuant to 51.009 of the Texas Property Code, the property is sold "AS IS" without any express or implied warranties. Prospective bidders are advised to conduct an independent examination of the nature and physical condition of the Property.

Pursuant to 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure sale which will be announced before bidding is opened at the 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.

With kindest regards, I am

Very truly yours,

A handwritten signature in black ink, appearing to read "R. Shelton".

Rick D. Shelton, Substitute Trustee

CMRRR: 9589 0710 5270 0014 5410 91

EXHIBIT "A"

TRACT ONE:

All that certain lot, tract or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, being a part of the Peter Whetstone Survey; being a part of Lots Five (5) and Six (6), Block Thirty-One (31) of the Original Townsite to the said City, and being more particularly described as follows:

BEGINNING at the Southeast corner of Block 31;

THENCE West, with the North margin of East Austin Street, 20 feet;

THENCE North, 80 feet, to a corner on the North margin of a lot conveyed by Joe Lake to Hattie Lake;

THENCE East, 20 feet, to the West margin of North Bolivar Street;

THENCE South, 80 feet, to the place of beginning.

Being the same property conveyed by Emma Kleypas Demmer, surviving wife of C. J. Demmer, deceased, to Charlotte Demmer Smith, by Deed dated February 25, 1975, recorded in Volume 764, Page 87, Deed Records of Harrison County, Texas.

TRACT TWO:

All that certain lot, tract or parcel of land, situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall; part of the Peter Whetstone Survey; being the West 20 feet of the East 40 feet of Lot 5 and the South 20 feet of the West 20 feet of the East 40 feet of Lot 6, in Block 31 of the ORIGINAL TOWNSITE (OTS) to the said City of Marshall, and being more particularly described as follows:

BEGINNING at a point 20 feet West of the Southeast corner of said Block 31, and in the North margin of East Austin Street, at the Southwest corner of a lot conveyed to Fannie Lake Taylor and Emma Lake;

THENCE West, with said North margin, 20 feet, to the Southeast corner of the lot owned by Mrs. T.B. Owens;

THENCE North, 80 feet, to a corner;

THENCE East, 20 feet to a corner at the Northwest corner of the lot owned by Fannie Lake Taylor and Emma Lake;

THENCE South, 80 feet, to the place of beginning.

TRACT THREE:

All that certain lot, tract, or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, being 0.035 acre of land, a part of the PETER WHETSTONE SURVEY, A-756, being part of Lot 7 of Block 39, of the Original Townsite of the City of Marshall, and being a part of the residue of that certain land described in deed from T.W. Davidson to T.C. Solomon, et al, dated March 12, 1954, and recorded in Volume 431, Page 160 of the Harrison County Deed Records, said 0.035 acre being more

115 E
Austin

3 N
Ellington

particularly described as follows:

Beginning at a point on the East line of said Block 39, same being the West margin of North Wellington Street, from which a building corner bears South $89^{\circ}48'01''$ West - 0.10 feet, said beginning point also bears South $0^{\circ}08'40''$ West - 90.96 feet from a P.K. nail with shiner found marking the Northeast corner of said Block 39;

Thence South $89^{\circ}48'01''$ West, along a common building line, being the North line of a 0.134 acre tract surveyed this date from said Solomon tract, 65.00 feet to a 60d nail set for corner, being on the West line of said Solomon tract, and being on the East line of that certain tract designated as "Second Tract" in deed to James R. Watson and Maya Watson, recorded in Volume 1278, Page 513 of said Deed Records, from which a building corner bears North $89^{\circ}48'01''$ East - 0.49 feet;

Thence North $0^{\circ}08'40''$ East, along the West line of said Solomon tract, and the East line of said Watson tract, 23.35 feet to a P.K. nail with shiner for corner, being the Southwest corner of that certain tract designated as "First Tract" in deed to James R. Watson and Maya Watson, recorded in Volume 1278, Page 513 of said Deed Records;

Thence South $89^{\circ}51'20''$ East, along the North line of said Solomon tract, and the South line of said "First Tract", 65.00 feet to a P.K. nail with shiner for corner, being the Northeast corner of said Solomon tract, and the Southeast corner of said "First Tract", and being on the East line of said Block 39 and the West margin of said North Wellington Street;

Thence South $0^{\circ}08'40''$ West, along the East line of said Block 39, and said West margin, 22.96 feet to the place of beginning and containing 0.035 acre of land.

TRACT FOUR:

205 N. Wellington
All that certain lot, tract, or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, being 0.134 acre of land, a part of the PETER WHETSTONE SURVEY, A-756, being part of LOTS 6 and 7 of BLOCK 39 of the ORIGINAL TOWNSITE of the City of Marshall, and being the residue of that certain land described in deed from T. W. Davidson to T. C. Solomon, et al, dated March 12, 1954, and recorded in Volume 431, Page 160 of the Harrison County Deed Records, said 0.134 acre being more particularly described as follows:

BEGINNING at a point on the east line of said Block 39, same being the west margin of North Wellington Street, from which a building corner bears South $89^{\circ}48'01''$ West - 0.10 feet, said beginning point also bears South $0^{\circ}08'40''$ West - 90.96 feet from a P.K. nail with shiner found marking the northeast corner of said Block 39;

THENCE South $0^{\circ}08'40''$ West, along the east line of said Block 39, and said west margin, 89.79 feet to a point from which a building corner bears North $89^{\circ}39'35''$ East - 0.65 feet, being the southeast corner of said T.C. Solomon tract, and being the northeast corner of that certain tract described in deed to Oil Field Girls, recorded in Volume 3506, Page 341 of the Harrison County Official Public Records;

THENCE South $89^{\circ}39'35''$ West, along a common building line, being the south line of said T. C. Solomon tract, and the north line of said Oil Field Girls tract, at 60.00 feet pass the northwest corner of said Oil Field Girls tract, and continuing in all, 65.00 feet to a point 1.20 feet West of an existing building line, and being the southeast corner of that certain tract described in deed to James R. Watson, recorded in Volume 923, Page 322 of said Deed Records;

THENCE North $0^{\circ}08'35''$ East, along the east line of said Watson tract, at 60.00 feet pass the northeast corner of said Watson tract, same being the southeast corner of that certain tract designated as "Second Tract" in deed to James R. Watson and Maya Watson, recorded in Volume 1278, Page 513 of said Deed Records, and continuing in all, 89.95 feet to a 60d nail set for corner from which a building corner bears North $89^{\circ}48'01''$ East - 0.49 feet;

dated March 31, 1953, recorded in Vol. 415, Page 77, Deed Records, Harrison County, Texas;

AND ALSO being the same property described as Tract Four in that one certain General Warranty Deed dated October 18, 2002, from E. N. Smith, Jr. and Wesley Smith to Cargill Properties, LLC, a Texas limited liability company, and recorded in Volume 2506, Page 179, of the Official Public Records of Harrison County, Texas.

Longhorn/Phillips/11319

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 OCT 14 AM 10:22

DATE: October 14, 2025

HEATHER HENISAN
CO. CLERK HARRISON, CO

NOTE:

DATE: May 5, 2020
AMOUNT: \$35,000.00
MAKER: James Lyle Phillips
PAYEE: ETX Realty Investments, LLC

BY: JB DEPUTY

DEED OF TRUST:

DATE: May 5, 2020
GRANTOR: James Lyle Phillips
BENEFICIARY: ETX Realty Investments, LLC
COUNTY WHERE PROPERTY IS LOCATED: Harrison
TRUSTEE: Craig Nichols
RECORDING INFORMATION: Document No. 2020-000005292, Official Public
Records of Harrison County, Texas

PROPERTY: All that certain lots, tracts or parcels of land being Lots 4C, 11C, 12C and 13C, Block 1, Unit 2, Lake Deerwood Subdivision, Harrison County, Texas, and being more particularly described in Document #2012-000015189, Official Public Records, Harrison County, Texas. (R000013243)

LENDER/HOLDER NOW: Longhorn Money Services, LLC

BORROWER/DEBTOR NOW: James Lyle Phillips

SUBSTITUTE TRUSTEE: Sheryl LaMont or Harriett Fletcher or Heather Golden or Sharon St. Pierre or David Garvin or Jabria Foy or Kara Riley or Debbie Atkins

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

November 4, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

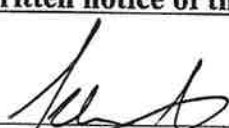
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Sheryl LaMont or Harriett Fletcher or Heather
Golden or Sharon St. Pierre or David Garvin
or Jabria Foy or Kara Riley or Debbie Atkins,
Substitute Trustee

22TX267-0540
2265 RUSSELL DR, LONGVIEW, TX 75602

FILED FOR RECORD

2025 OCT 14 AM 10:23

NOTICE OF FORECLOSURE SALE

HEATHER HENIGAN
CO. CLERK HARRISON, CO

BY JB DEPUTY

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated July 7, 2006 and recorded on July 11, 2006 as Instrument Number 6010122 in the real property records of HARRISON County, Texas, which contains a power of sale.

Sale Information:

November 04, 2025, at 10:00 AM, or not later than three hours thereafter, at the door of the easternmost entrance to the Harrison County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by DENISE CASEY AND AZAEL TELLEZ secures the repayment of a Note dated July 7, 2006 in the amount of \$115,714.00. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



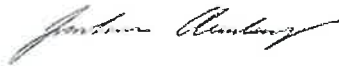
4855494

ServiceLink

Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Jabria Foy, Heather Golden, Kevin Key, Jay Jacobs, Phillip Hawkins, Lisa DeLong, Terri Worley, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Jabria Foy, Heather Golden, Kevin Key, Jay Jacobs, Phillip Hawkins, Lisa DeLong, Terri Worley, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 14th day of October, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRISON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Sheryl LaMont

EXHIBIT "A"

Being 5.605 acres of land situated in the Alston Ferguson Survey, A-245, Harrison County, Texas, a part of that certain 4.68 acres tract described in deed from Lillian Brown to Joe Medrano and wife, Mary L. Medrano, recorded in Vol. 927, Pg. 337, of the Deed Records, Harrison County, Texas (DRHCT), TOGETHER WITH the residue of that certain 2.35 acres tract described in deed from J. W. Shearer, Sr. and wife, Helen Z. Shearer, to Joe F. Medrano and wife, Mary Medrano, recorded in Vol. 860, Pg. 38, DRHCT, and being more particularly described as follows:

BEGINNING at a 3/8" steel rebar found for an interior ell corner of the Floyd L. Mobley, et al 14.48 acres tract (Deed Reference: Second Tract in Vol. 473, Pg. 398, DRHCT), same being the NW Corner of the said 4.68 acres tract and being the NW Corner of this tract;

THENCE N 87 deg 28' 00" E (which record bearing is the basis of orientation for this description), with and along a south line of the said 14.48 acres tract, 349.72 feet, to a 3/4" steel pipe found for the easternmost NE Corner of the said 4.68 acres tract, same being the NW Corner of the Robert L. Grebe, et ux, 3.00 acres tract (Deed Reference: Vol. 801, Pg. 210, DRHCT);

THENCE S 00 deg 04' 43" E, with and along the west line of the said 3.00 acres tract, 306.90 feet, to a 3/4" steel pipe found for the SW Corner of the said 3.00 acres tract, same being an interior ell corner of the said 4.68 acres tract and being the NW Corner of the Gerald Wayne Bryant, Jr. 1.00 acre tract (Deed Reference: Vol. 2669, Pg. 47, Official Public Records, Harrison County, Texas).

THENCE S 00 deg 16' 01" E, across the said 4.68 acres tract and with the west line of the said 1.00 acres tract, 94.93 feet, to a 1/2" steel rebar found for the SW Corner of the 1.00 acre tract and being an interior ell corner of this tract;

THENCE: S 86 deg 08' 24" E, with and along the south line of the said 1.00 acre tract, across the said 4.68 acres tract and the said 2.35 acres tract, a total distance of 380.96 feet, to a 3/8" steel rebar set in the west ROW line of Russell Drive for the SE Corner of the 1.00 acre tract and being the easternmost NE Corner of this tract;

THENCE: S 00 deg 06' 28" E, with and along the east line of the said 2.35 acres tract and the said west ROW line of Russell Drive, 204.89 feet, to a 3/8" steel rebar set for the NE Corner of the Floyd L. Mobley, et al, 0.70 acre tract (Deed Reference: First Tract in said Vol. 473, Pg. 398 and being the easternmost SE Corner of this tract;

THENCE: N 89 deg 32' 37" W, with and along the north line of the said 0.70 acre tract, 300.83 feet to a 3/8" steel rebar set in the west line of the said 2.35 acres tract, same being the east line of the said 4.68 acres tract and the east line of a 0.500 acre tract surveyed this date, and being the NW Corner of the 0.70 acre tract;

THENCE: N 02 deg 02' 41" W, with and along the said west line of the 2.35 acre tract and the east line of the said 0.500 acres, 132.50 feet, to a 3/8" steel rebar set for the NE Corner of the 0.500 acre tract;

THENCE: N 70 deg 38' 43" W, with the north line of the 0.500 acre tract, across the said 4.68 acres tract, 132.68 feet, to a 3/8" steel rebar set for the NW Corner of the 0.500 acre tract;

THENCE: S 02 deg 02' 41" E, with the west line of the 0.500 acre tract, 164.96 feet, to a 3/8" steel rebar set in the north ROW line of the Union Pacific Railroad for the SE Corner of the 0.500 acre tract;

THENCE: With and along the said north ROW line of the Union Pacific Railroad, a curve to the right having a radius of 1374.29 feet, an arc length of 386.96 feet, and a chord with bears N 52 deg 01' 16" W, 366.67 feet, to a 3/4" steel rebar found for the southernmost SE Corner of the above mentioned 14.48 acres tract and being the SW Corner of the 4.68 acres tract and the SW corner of this tract;

THENCE: N 00 deg 10' 16" W, with and along an east line of the said 14.48 acres tract and the west line of the said 4.68 acres tract, 365.03 feet, to the POINT OF BEGINNING and containing 5.605 acres of land, more or less, SUBJECT TO the following described access easement:

Being a 20 feet wide easement over and across the above described 5.605 acres tract for the purpose of ingress and egress to the above mentioned 0.500 acre tract and being 10 feet either side of and parallel to the following described centerline:

BEGINNING at a point in the easternmost line of the said 5.605 acres tract, same being the west ROW line of Russell Drive, and being S 00 deg 06' 28" E, 10.46 feet, from a 3/8" steel rebar set for the easternmost NE Corner of the 5.605 acres tract;

THENCE: Generally with and along the centerline of an existing driveway the following courses and distances: N 88 deg 24' 53" W, 266.20 feet; S 82 deg 18' 59" W, 65.81 feet, and S 19 deg 21' 17" W, 46.23 feet, to the end point of this easement in the north line of the said 0.500 acre tract at a point which is N 70 deg 38' 43" W, 43.95 feet, from a 3/8" steel rebar set for the NE Corner of the 0.500 acre tract.

A-T-O-C

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 10, 2025

NOTE: Promissory Note, as renewed, modified, or extended, described as follows:

Date: November 1, 2019
Maker: Impact Assets, LLC
Payee: Longview Holdings, LLC
Original Principal Amount: \$1,773,000.00

FILED FOR RECORD
2025 OCT 14 PM 4:11
HEATHER HENRIKSEN
CO. CLERK HARRISON CO.
BY: [Signature]

DEED OF TRUST: Deed of Trust, Security Agreement – Financing Statement, described as follows:

Date: November 1, 2019
Grantor: Impact Assets, LLC
Trustee: Jeffrey T. Libby
Beneficiary: Longview Holdings, LLC
Recorded: Document No. 2019-000012960 Real Property Records, HARRISON County, Texas; and re-recorded as a Corrected Deed of Trust, Security Agreement – Financing Statement as Document No. 2020-000001173 Real Property Records, HARRISON County, Texas

LENDER: Longview Holdings, LLC

BORROWER: Impact Assets, LLC

PROPERTY: The real property described as follows:

Commonly known as: 505 PRINCE AVE., LONGVIEW, TEXAS 75601

Legally described as: PART OF THE A. JORDAN SURVEY, HARRISON COUNTY, TEXAS, BEING ALL OF LOT 11, BLOCK B OF LONGVIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 31, PLAT RECORDS, HARRISON COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights

thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: SHERYL LAMONT, HARRIETT FLETCHER, HEATHER GOLDEN, SHARON ST. PIERRE, DAVID GARVIN, JABRIA FOY, KARA RILEY, DEBBIE ATKINS

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

NOVEMBER 4, 2025, the first Tuesday of the month, to commence at 10:00 AM or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRISON County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

EXECUTED effective as of OCTOBER 10, 2025.

SUBSTITUTE TRUSTEE

Sign: Sheryl LaMont

Print: Sheryl LaMont