

FILED FOR RECORD
2025 JUL 31 PM 3:11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 134220-TX

Date: July 30, 2025

County where Real Property is Located: Harrison

ORIGINAL MORTGAGOR: CHARLES HUTCHINS AND RHONDA J. HUTCHINS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SOUTHWEST FUNDING, L.P, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 6/28/2022, RECORDING INFORMATION: Recorded on 6/30/2022, as Instrument No. 2022-000008743 and later modified by a loan modification agreement recorded as Instrument 2024-000005195 on 05/09/2024

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 0.717-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES HARRIS SURVEY, ABSTRACT NO. 12, HARRISON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.718-ACRE TRACT OF LAND SET OUT TO SHANE M. WIDON AND SPOUSE, SHANNON WIDON, RECORDED IN CLERK FILE NO. 2016-000003685, OF THE CLERK RECORDS, HARRISON COUNTY, TEXAS, SAME BEING ALL OF LOT 1, BLOCK 2, OF MADELYN ADDITION, RECORDED IN VOLUME 462, PAGE 94, OF THE CLERK RECORDS, SAID COUNTY, SAME BEING PART OF LOT 24, BLOCK 1, OF GLENDALE ADDITION, RECORDED IN CABINET A, SLIDE 30, OF THE OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAME BEING ALL OF THE CALLED 0.717-ACRE TRACT OF LAND SET OUT TO STEVEN C. PHELPS AND LINDSEY A. PHELPS, RECORDED IN VOLUME 4230, PAGE 149, OF SAID CLERK RECORDS, SAID 0.717- ACRES BEING MORE FULLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/7/2025, the foreclosure sale will be conducted in Harrison County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Matter No.: 134220-TX

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.

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 XOME INC., TEJAS CORPORATE SERVICES, LLC, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, CHRISTINE WHEELLESS, ALDRIDGE PITE, LLP, CASPER J. RANKIN, LAUREL I. HANDLEY, HOLLIS R. HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036



Posted by Sheryl LaMont, July 31, 2025.

EXHIBIT "A"

A 0.717-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES HARRIS SURVEY, ABSTRACT NO. 12, HARRISON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.718-ACRE TRACT OF LAND SET OUT TO SHANE M. WIDON AND SPOUSE, SHANNON WIDON, RECORDED IN CLERK FILE NO. 2016-000003685, OF THE CLERK RECORDS, HARRISON COUNTY, TEXAS, SAME BEING ALL OF LOT 1, BLOCK 2, OF MADELYN ADDITION, RECORDED IN VOLUME 462, PAGE 94, OF THE CLERK RECORDS, SAID COUNTY, SAME BEING PART OF LOT 24, BLOCK 1, OF GLENDALE ADDITION, RECORDED IN CABINET A, SLIDE 30, OF THE OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAME BEING ALL OF THE CALLED 0.717-ACRE TRACT OF LAND SET OUT TO STEVEN C. PHELPS AND LINDSEY A. PHELPS, RECORDED IN VOLUME 4230, PAGE 149, OF SAID CLERK RECORDS, SAID 0.717- ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 2-inch iron pipe found in the northwesterly right-of-way line of Forest Trail, same being the original southeast corner of said Lot 24, and the original southwest corner of said Lot 1, same being the southwest corner hereof, and from which a 3/4-inch iron rod found bears a course and distance of S 80°07'33" E, at a distance of 3.06-feet;

Thence N 34°26'22" W over and across said Lot 24, a distance of 132.06 feet to a steel fence corner post found in the southeasterly line of the tract of land set out to Raymond Bade recorded in Clerk File No. 2016-0000124198, of said Clerk Records, same being the northwest corner hereof;

Thence N 43°03'47" E along the southeasterly line of said Raymond Bade tract, a distance of 167.92 feet to a 4-inch square concrete monument found for the north corner of said Lot 24;

Thence N 15°35'54" E along the southeasterly line of said Raymond Bade tract, a distance of 1.93 feet to a 1/2-inch iron rod found in the southerly right-of-way line of the Union Pacific Railway;

Thence N 73°33'44" E along the southerly right-of-way line of the Union Pacific Railway, a distance of 47.12 feet to a 1/2-inch iron rod found in the westerly line of the tract of land set out to Eric Neal and Karen Neal recorded in Clerk File No. 2022-000000594, of said Clerk Records;

Thence S 26°23'40" E along the westerly line of said Neal tract a distance of 167.22 feet to a 3/4-inch iron pipe found in the northwesterly right-of- way line of said Forest Trail, same being the southwesterly corner of said Neal tract;

Thence along the northwesterly right-of-way line of said Forest Trail being a curve turning to the left with an arc length of 80.96 feet, a radius of 966.50 feet, a chord bearing of S 60°02'47" W, and a chord length of 80.94 feet, to a "X" scribed in concrete for the end of said curve;

Thence S 57°48'44" W continuing along the northwesterly right-of-way line of said Forest Trail, a distance of 106.22 feet to the Point of Beginning, having an area of 0.717-acres.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2025 AUG -7 AM 10:19

**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.**

Matter No.: 133540-TX

Date: August 4, 2025

County where Real Property is Located: Harrison

ORIGINAL MORTGAGOR: DEAVEN CARRASCO, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE LTD., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 1/10/2022, RECORDING INFORMATION: Recorded on 1/11/2022, as Instrument No.
2022-000000482

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 9 MILES SOUTHEAST OF THE
COURTHOUSE IN THE CITY OF MARSHALL, BEING 4.194 ACRES OF LAND, A PART OF THE
MASTAM S. USSERY SURVEY, A-722, AND BEING ALL OF LOTS 4, 9 AND 10 OF BLOCK 4 OF PINE
SHADOWS SUBDIVISION, AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 73 OF THE
HARRISON COUNTY PLAT RECORDS, SAID 4.194 ACRES BEING MORE PARTICULARLY
DESCRIBED IN "EXHIBIT A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/7/2025**, the foreclosure sale will be conducted in
Harrison County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262



Matter No.: 133540-TX

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.

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 XOME INC., TEJAS CORPORATE SERVICES, LLC, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, CHRISTINE WHEELESS, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036


Posted by Kara Riley, 8-7-25

133540-TX

"EXHIBIT A"

All that certain lot, tract or parcel of land situated in Harrison County, Texas, about 9 miles Southeast of the courthouse in the City of Marshall, being 4.194 acres of land, a part of the MASTAM S. USSERY SURVEY, A - 722, and being all of Lots 4, 9 and 10 of Block 4 of Pine Shadows Subdivision, as shown on plat recorded in Cabinet A, Slide 73 of the Harrison County Plat Records, said 4.194 acres being more particularly described as follows:

Beginning at a 3/4" iron pipe found on the South margin of County Road No. 1014, also known as Cassy Avenue, for the Northwest corner of Lot 9 and the Northeast corner of Lot 8 of said Block 4;

Thence North 88°47'36" East, with said South margin, at 230.19 feet passing a 3/4" iron pipe found at the Northeast corner of Lot 9 and the Northwest corner of Lot 10, and continuing for a total distance of 450.03 feet to a 2" iron pipe found at the Northeast corner of Lot 10 and the Northwest corner of Lot 1 of said Block 4;

Thence South 01°10'02" East, with the East line of Lot 10 and the West line of Lot 1, 268.19 feet to a 1/2" iron rod found at the Southeast corner of Lot 10 and the Southwest corner of Lot 1, being on the North line of Lot 3 of said Block 4;

Thence North 89°34'00" West, with the South line of Lot 10 and the North line of Lot 3, 176.63 feet to a 1" iron pipe found at the Northwest corner of Lot 3 and the Northeast corner of Lot 4, from which a 1" iron pipe found at the Southwest corner of Lot 10 and the Southeast corner of Lot 9 bears North 89°34'00" West - 43.25 feet;

Thence South 00°27'40" West, with the East line of Lot 4 and the West line of Lot 3, 249.73 feet to a 1" iron pipe found on the North margin of County Road No. 1012, also known as Tracy Road, for the Southeast corner of Lot 4 and the Southwest corner of Lot 3;

Thence North 89°32'20" West, with the South line of Lot 4 and said North margin, 260.00 feet to a 1/2" iron rod with yellow plastic surveyor's cap stamped "RPLS 4528" set at the Southwest corner of Lot 4 and the Southeast corner of Lot 5 of said Block 4;

Thence North 00°26'51" East, with the West line of Lot 4 and the East line of Lot 5, 249.42 feet to a 1" iron pipe found at the Northwest corner of Lot 4 and the Northeast corner of Lot 5, being on the South line of Lot 9;

Thence North 89°52'58" West, with the South line of Lot 9 and the North line of Lot 5, 13.29 feet to a 1" iron pipe found at the Southwest corner of Lot 9 and the Southeast corner of Lot 8;

Thence North 01°13'04" West, with the West line of Lot 9 and the East line of Lot 8, 255.57 feet to the place of beginning and containing 4.194 acres of land.

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 31, 2020, executed by **VAKESA LEIGH TOWNSON A/K/A VAKESA TOWNSON, SINGLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2020-000009283, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, October 7, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Harrison County Courthouse at the place designated by the Commissioner's Court for such sales in Harrison County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2020 CMH Manufactured Home, Serial No. CLW049428TX.

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.

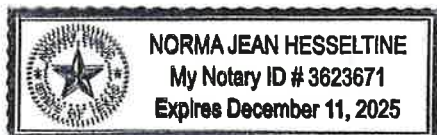
EXECUTED this 8 day of August, 2025.

FILED FOR RECORD
2025 AUG 12 AM 10:27
HEATHER HENIGAN
CO. CLERK HARRISON CO
BY OK DEPUTY

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 8 day of August, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Roy L. Lemley
Registered Professional Land Surveyor No. 3677
2510 Ramblewood, Henderson, Texas 75652
Office: 903-657-9314 Cell: 903-722-4149
Email: roy@roylemleysurveyor.com

Field Notes for
Vakesa Townson
2.00 Acres

GENERAL DESCRIPTION

All that certain tract or parcel of land, being a part of the E.N. Eubanks Survey, A-242, Harrison County, Texas, being 2.00 acres by this survey out of a called 3.00 acre tract conveyed from Janice Meshell Vickery et al to Vonnita Meshell Williams in a Warranty Deed recorded in Volume 4201, Pg. 1 of the Official Public Records of Harrison County, Texas, said 2.00 acres more particularly described as follows;

LEGAL DESCRIPTION

BEGINNING at a 1/2" iron rod found near a fence corner on the South ROW line of State Highway No. 154 for the Northwest corner of this 2.00 acres and said 3.00 acres and being an ell corner of a called 32.822 acre tract conveyed to Herbert Meshell and Cynthia Meshell (Vol. 4201, Pg. 5).

THENCE S 77°23'44" E along the North line of said 3.00 acres and said ROW line for a distance of 117.45' to a 1/2" iron rod set for the Most Northerly Northeast corner of said 2.00 acres, from this point a 1/2" iron rod found at the Northeast corner of said 3.00 acres bears S 77°23'44" E a distance of 194.16'.

THENCE S 02°11'05" E, across said 3.00 acres for a distance of 258.97' to a 1/2" iron rod set at an ell corner of this 2.00 acres.

THENCE N 87°53'27" E for a distance of 187.09' to a 1/2" iron rod set on the East line of said 3.00 acres for the Most Easterly Northeast corner of this 2.00 acres.

THENCE S 02°00'32" E for a distance of 186.50' to a 1/2" iron rod found in a pasture for the Southeast corner of this 2.00 acres and said 3.00 acres.

THENCE S 87°53'27" W for a distance of 300.08' to a 1/2" iron rod found in a pasture for the Southwest corner of this 2.00 acres and said 3.00 acres.

THENCE N 02°11'05" W along a partial fence line for a distance of 475.31' to the place of beginning and containing 2.00 acres of land.

See Plat Prepared of Even Date and Attached as Page 2 of 2.
Witness my hand and seal this the 17th day of June, 2020.

Roy L. Lemley (Electronic Signature)

Roy L. Lemley
Registered Professional Land Surveyor No. 3677
2510 Ramblewood, Henderson, Texas 75652

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED FOR RECORD

2025 AUG 14 AM 10:59

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 31, 2004 and recorded under Vol. 2924, Page 240, or Clerk's File No. 4012554, in the real property records of **Harrison County Texas**, with Jeffrey T. Davis and wife, Wendy K. Davis as Grantor(s) and America's MoneyLine Inc. as Original Mortgagee.

Deed of Trust executed by Jeffrey T. Davis and wife, Wendy K. Davis securing payment of the indebtedness in the original principal amount of \$60,000.00 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 Jeffrey T. Davis, Wendy K. Davis. Deutsche Bank Trust Company Americas as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2004-3 Mortgage Loan Asset Backed Notes, Series 2004-3 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF LONGVIEW, BEING A PART OF THE ALEXANDER JORDAN SURVEY; BEING ALL OF LOT NO. FIVE (5), IN BLOCK 'I', OF THE LONGVIEW HEIGHTS ADDITION TO THE SAID CITY OF LONGVIEW, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDE 31, PLAT RECORDS, HARRISON COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/07/2025

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.

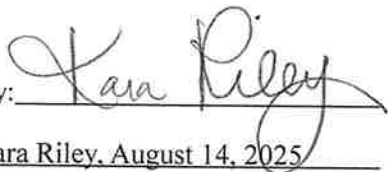
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uelton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Christine Wheeless, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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 August 12, 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: Kara Riley, August 14, 2025

C&M No. 44-25-00975

Notice of Substitute Trustee's Sale

FILED FOR RECORD

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: June 2, 2005	Original Mortgagor/Grantor: ERIC GARD AND MEGAN GARD
Original Beneficiary / Mortgagee: ABN AMRO MORTGAGE GROUP, INC. , ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-3
Recorded in: Volume: 3106 Page: 167 Instrument No: 5008928	Property County: HARRISON
Mortgage Servicer: SELENE FINANCE, LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

* 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.

Secures: Note in the original principal amount of \$147,250.00, executed by MEGAN GARD; ERIC GARD and payable to the order of Lender.

Property Address/Mailing Address: 52 CHERRYWOOD CIR, MARSHALL, TX 75672

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.780 ACRES, ASA LANGFORD SURVEY, A-400, CITY OF MARSHALL, HARRISON COUNTY, TEXAS, BEING LOTS 8 AND 9, BLOCK 3, SECTION 2, SHADY ACRES ADDITION AS SHOWN BY THE PLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDE 66, PLAT RECORDS, HARRISON COUNTY, TEXAS.

Date of Sale: October 7th, 2025	Earliest time Sale will begin: 10:00am
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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

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-3*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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 *FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-3* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 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(a) of the Texas Property Code, Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, 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 Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE, Sheryl LaMont

Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112



Posted by Heather Golden, August 28, 2025.



Corky Stovall
Rick Shelton
Attorneys

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

FILED FOR RECORD

2025 SEP 10 PM 3:47

HEATHER HENIGAN
CO. CLERK HARRISON CO

PHONE (903) 639-7535
FAX (903) 639-2718

August 18, 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 7th day of October 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 \$766,079.21.

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.

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 NAIONAL 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 "Rick D. Shelton", written over the phrase "Very truly yours,".

Rick D. Shelton, Substitute Trustee

CMRRR: 9589 0710 5270 0014 5410 22

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

13 N
Jellington

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.

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 16, 2025

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

Lender: WJR Properties, LLC—Series 38

Note: Real Estate Lien Note dated February 16, 2024, executed by Santiago Aranda Espinoza & Alva Aguirre Loza and made payable to WJR Properties, LLC—Series 38

Deed of Trust:

Date: February 16, 2024

Grantor: Santiago Aranda Espinoza & Alva Aguirre Loza

Lender: WJR Properties, LLC—Series 38

Recording information: Instrument No. 2024-000002205, Official Public Records, Harrison County, Texas.

Property (including any improvements): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 1.0000 ACRE OUT OF THE SOUTHEASTERLY PORTION OF LOT 28 OF CADDO COUNTRY MINI FARMS UNIT 3 OF THE FRANKLIN FULLER SURVEY, ABSTRACT 8, HARRISON COUNTY, TEXAS, OUT OF THE ORIGINAL MCCRARY 335 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 865, PAGE 44 OF THE HARRISON COUNTY DEED RECORDS SAID 1.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID ORIGINAL 335 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 865, PAGE 44 OF THE HARRISON COUNTY DEED RECORDS IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 134;

THENCE NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY NO. 134 A DISTANCE OF 2554.00 FT. TO A POINT;

THENCE NORTH 86 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 1590.00 FT. TO A ½ INCH ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 2.505 ACRE TRACT IN ALL A TOTAL DISTANCE OF 1872.50 FT. TO AN IRON ROD MARKING THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF PARKER DRIVE A DISTANCE OF 176.00 FT. TO AN IRON ROD MARKING THE NORTHWEST CORNER AND MARKING A RE-ENTRANT CORNER OF AN ADJOINING 1.505 ACRE TRACT;

THENCE NORTH 86 DEGREES 30 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 28 AN IRON STAKE IN THE WEST RIGHT OF WAY OF PARKER DRIVE AT 217.80 FT. IN ALL TOTAL DISTANCE OF 247.50 FT. TO A NAIL IN THE CENTER LINE OF PARKER DRIVE;

THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST WITH THE CENTER LINE OF PARKER DRIVE A DISTANCE OF 176.00 FT. TO A NAIL MARKING THE SOUTHEAST CORNER OF LOT 28 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.0000 ACRE TRACT AND OUT OF SAID 2.505 ACRE TRACT;

THENCE SOUTH 86 DEGREES 30 MINUTES 00 SECONDS WEST PASSING AN IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF PARKER DRIVE AT 30.00 FT. IN ALL A TOTAL DISTANCE OF 247.50 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.0000 ACRE OF LAND, MORE OR LESS; HOWEVER THERE IS A RESERVED A 30.00 FT. STRIP OFF THE EAST 30.00 FT. OF THE ABOVE DESCRIBED TRACT FOR ROAD RIGHT-OF-WAY FOR PARKER DRIVE CONTAINING 5,280 SQUARE FEET.

Date of Sale: October 7, 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 ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 16, 2025

2025 SEP 16 AM 8:56

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

RECORDED
BY *Na* COUNTY

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 LEFT, 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: October 7, 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