

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD

2025 AUG 11 PM 12:52

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. 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:

HEATHER HENIGAN
CO. CLERK HARRISON CO
BY *J. Sk...* COUNTY

Date: June 27, 2023

Grantor(s): Henigan Construction, LLC

Beneficiary: Austin Bank, Texas N.A.

Substitute Trustee: Drew Gillen

Recording Information: Deed of Trust recorded in Document No. 2023-000007723, of the Official Public Records of Harrison County, Texas.

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

All of that certain lot, tract or parcel of land situated in Harrison County, Texas which is more particularly described on what is attached hereto as Exhibit "A" and incorporated herein for all purposes..

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

Date: September 2, 2025

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Harrison County Courthouse in Marshall, Texas, at the following location:

In the area of such Courthouse designated by the Harrison County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then within 25 feet at or near and including the outside steps and the main hall of the west entrance of the Harrison County Courthouse, in Marshall, Texas.

The deed of trust permits the beneficiary 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all 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 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 grantor identified in the deed of trust described below). 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.


5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Henigan Construction, LLC . The deed of trust is dated June 27, 2023, and is recorded in the office of the County Clerk of Harrison County, Texas, in Document No. 2023-000007723, of the Official Public Records of Harrison County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the June 27, 2023 promissory note in the original principal amount of \$239,355.00, executed by Henigan Construction, LLC , and payable to the order of Austin Bank, Texas N.A.; (2) all 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 (including all debts secured by any cross-collateralization clause in the deed of trust). Austin Bank, Texas N.A. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Austin Bank, Texas N.A., Attention: Shannon Seay, telephone 903-759-3828.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 6, 2025



Drew Gillen, Substitute Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 535-2900
Fax: (903) 533-8646
drew@gillenandgillen.com

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.

EXHIBIT "A"

TRACT ONE:

Being all of Lot 3 of Judge Furrh Road Subdivision, recorded in Cabinet B, Slide 158-B, Harrison County Plat Records within the Francis O'Neal Survey, A-527, Harrison County, Texas.

TRACT TWO:

All that certain lot, tract, or parcel of land situated in Harrison County, Texas, about 11 miles Southeast of the Courthouse in the City of Marshall, being 4.000 acres of land, a part of the LUCINDA WALLACE SURVEY, A-744, and being a part of that certain 60.000 acre tract of land designated as "Tract I", described in deed from William N. Fowler, et ux, to Lloyd Pond Development Company, Inc., dated July 26, 2004, and recorded in Volume 2894, Page 31 of the Harrison County Official Public Records, said 4.000 acres being more particularly described as follows:

BEGINNING at a ½" iron rod with surveyor's cap found for corner, being the Northeast corner of a 5.099 acre tract described in deed to Jesse Ballard and wife, Rachel R. Ballard, recorded in Volume 3910, Page 229 of said Public Records, being on the North line of said 60.000 acre tract and being on the South line of the residue of a called 700.37 acre tract described in deed to William N. Fowler, et ux, recorded in Volume 736, Page 303 of the Harrison County Deed Records;

THENCE North 72°37'17" East, with the North line of said 60.000 acre tract and the South line of the residue of said called 700.37 acre tract, 491.19 feet to a ½" iron rod with surveyor's cap set for corner, from which the Northeast corner of said 60.000 acre tract bears North 72°37'19" East – 1225.97 feet;

THENCE South 14°39'00" East – 355.20 feet to a ½" iron rod with surveyor's cap set for corner being on the North margin of Lakeview Road (60 foot wide private road right of way);

THENCE in a Southwesterly direction with the Northwesterly margin of said Lakeview Road the following courses: (1) South 21°39'46" West – 33.67 feet to a ½" iron rod with surveyor's cap set for corner, and (2) South 16°03'47" West – 49.34 feet to a ½" iron rod with surveyor's cap set for corner, being the Northeast corner of a 1.50 acre tract described in deed to David Henigan and wife, Ronna Henigan recorded in Volume 4128, Page 262 of said Public Records;

THENCE North 89°33'18" West, with the North line of said 1.50 acre tract, 461.42 feet to a ½" iron rod with surveyor's cap found for corner, being the Northwest corner of said 1.50 acre tract and being on the East line of said 5.099 acre tract;

THENCE North 14°39'00" West, with the East line of said 5.099 acre tract, 281.20 feet to the place of beginning and containing 4.00 acres of land.

FILED FOR RECORD
2025 JUL 24 AM 10:11
HEATHER HENIGAN
CO. CLERK HARRISON CO.

Notice of [Substitute] Trustee 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.

1. Date, Time and Place of Sale.

Date: 09/02/2025

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

Place: Harrison County, Texas at the following location: **AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 116 FISHER DRIVE, MARSHALL, TX 75670

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/18/2004 and recorded 11/23/2004 in Book OR 2973 Page 271 Document 4016371, real property records of Harrison County, Texas, with **CURTIS WASHINGTON, A MARRIED PERSON JOINED HEREIN BY WANDA WASHINGTON** grantor(s) and **FREMONT INVESTMENT & LOAN** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **CURTIS WASHINGTON, A MARRIED PERSON JOINED HEREIN BY WANDA WASHINGTON**, securing the payment of the indebtedness in the original principal amount of \$26,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-A ASSET-BACKED CERTIFICATES, SERIES 2005-A** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, BEING LOT EIGHT (8), BLOCK TWO (2) OF THE FOUR SEASONS SUBDIVISION TO THE CITY OF MARSHALL, HARRISON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN VOLUME 658, PAGE 253, DEED RECORDS OF HARRISON COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

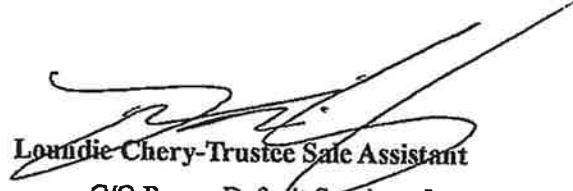
TS No.: 2025-00934-TX
25-000610-673

Notice of [Substitute] Trustee Sale

9. 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 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.

Date: July 15, 2025



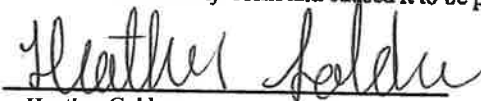
Loundie Chery-Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.mwzmlaw.com/tx-investors

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Heather Golden ^{Certificate of Posting} whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on July 24, 2025 I filed this Notice of Foreclosure Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.



Heather Golden

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: August 17, 2007
Grantor(s): CANDACE N. BORDEN AND JARED S. BORDEN
Original Mortgagee: BANK OF AMERICA, N.A.
Original Principal: \$146,680.00
Recording Information: Book 3694, Page 213
Property County: **Harrison**

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2025 JUL 24 AM 10:49
HEATHER HEMISAN
CO. CLERK HARRISON, CO
BY  DEPUTY

Property: All that certain lot, tract or parcel of land situated in Harrison County, Texas, about 14 1/2 miles Northwest of the Courthouse in the City of Marshall, being 1.217 acres of land, a part of the W. R. Alexander Survey, A-55, and being a part of that certain 48.149 acre tract described in deed from William R. Taylor, et ux, to Tad Poutinen, et ux, dated December 4, 1991, and recorded in Volume 1293, Page 405 of the Harrison County Deed Records, said 1.217 acres being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner on the North line of said 48.149 acre tract, same being the South line of that certain 30.12 acre tract described in deed to Ben Newman, and recorded in Volume 1017, Page 220 of said Deed Records, being the Northeast corner of that certain 1.041 acre tract described in deed to Tamatha Gifford, recorded in Volume 3515, Page 61 of the Harrison County Public Records, said rod bears South 59 deg. 11' 28" East - 782.25 feet from a 3/8" iron rod at the Northwest corner of said 48.149 acre tract;

Thence South 59 deg. 11' 28" East, with the North line of said 48.149 acre tract and the South line of said 30.12 acre tract, 193.36 feet to 1/2" iron rod found for corner on same, being the Northerly Northwest corner of that certain 12.421 acre tract described in deed to Jeffery Strong, recorded in Volume 1773, Page 56 of said Public Records;

Thence South 41 deg. 30' 19" West, with a Northwest line of said 12.421 acre tract, 297.02 feet to a 1/2" iron rod found for corner on the North margin of Field of Dreams Road, a county maintained road;

Thence North 48 deg. 29' 41" West, with said North margin, 190.00 feet to a 1/2" iron rod with surveyors cap set for corner, being the Southeast corner of said 1.041 acre tract;

Thence North 41 deg. 30` 19" East, with the Southeast line of said 1.041 acre tract, 261.13 feet to the place of beginning and containing 1.217 acres of land.

BEARING BASIS: Bearings are oriented to the record bearing of the North line of said 48.149 acre tract

Property Address: 269 Field of Dreams Road
Harleton, TX 75651

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: MCLP Asset Company, Inc.
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer: 75 Beattie Place
Address: Greenville, SC 29601

SALE INFORMATION:

Date of Sale: September 2, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Auction.com LLC or Padgett Law Group, any to act
Substitute Trustee: 546 Silicon Dr., Suite 103
Address: Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

PJms

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Heather Golden, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on July 24, 2025, I filed at the office of the Harrison County Clerk to be posted at the Harrison County courthouse this notice of sale.

Heather Golden

Declarant's Name: Heather Golden

Date: July 24, 2025

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 24th day of July, 2025.

Heather Golden
Heather Golden

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 March 30, 2022, executed by JAIMEY LYNN TAMPLIN, A SINGLE PERSON, AND JOSEPH ANDREW SMITH A/K/A JOSEPH SMITH, A SINGLE PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2022-000004275, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, 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, September 2, 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 2022 CMH Manufactured Home, Serial No. CSS025497TXAB.

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.

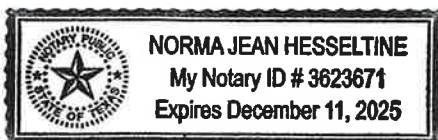
EXECUTED this 21 day of July, 2025.

FILED FOR RECORD
2025 JUL 23 PM 3:19
HEATHER HENIGAN
CO. CLERK HARRISON, CO
BY JB

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 21 day of July, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING THE DESCRIPTION OF THE CENTERLINE OF THE TWENTY FEET (20') WIDE ACCESS EASEMENT AND ALL THAT CERTAIN 1.000 ACRE TRACT OF LAND SITUATED IN THE E. ENGLISH SURVEY, ABSTRACT NO. 234, HARRISON COUNTY, TEXAS, BEING THE HEREIN DESCRIBED SURVEY OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 1 ACRE TRACT (NO DESCRIPTION PROVIDED BY DEED) AS CONVEYED FROM RICKY KELLEY AND WIFE, LISA KELLEY TO JOSEPH SMITH BY THE WARRANTY DEED AS RECORDED ON JULY 23, 2021 IN DOCUMENT 2021-000008949 OF THE OFFICIAL PUBLIC RECORDS (O.P.R.) OF HARRISON COUNTY, TEXAS, SAID HEREIN DESCRIBED ACCESS EASEMENT AND SAID SURVEYED SMITH 1 ACRE TRACT CROSSING AND BEING PART OF THE FOLLOWING TWO (2) TRACTS OF LAND;

BEING PART OF THE 5.00 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED FROM JEREMY BRIGGS TO RICKY KELLEY AND LISA KELLEY RECORDED ON SEPTEMBER 23, 2020 IN DOCUMENT 2020-000010887 (O.P.R.) SURVEYOR'S NOTE: THE ABOVEMENTIONED KELLEY DEED DESCRIPTION CONTAINS ERRORS FOR PARTIAL CLARITY OF ERRORS REFERENCE THE MAP IN THE BRIGGS DEED AS RECORDED IN DOCUMENT 2012-000005907 (O.P.R.);

BEING PART OF THE 5.00 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED FROM JEREMY BRIGGS TO RICKY KELLEY AND LISA KELLEY RECORDED ON SEPTEMBER 23, 2020 IN DOCUMENT 2020-000010886, SURVEYOR'S NOTE: THE ABOVEMENTIONED KELLEY DEED DESCRIPTION CONTAINS ERRORS AND THE CENTERLINE OF THE TWENTY (20') WIDE ACCESS EASEMENT AND SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the 1/2 inch iron rod with cap marked Cox R.P.L.S. 4970 set at the leaning and bent crimp top 2 inch iron pipe found for the southwest corner of said Ricky Kelley 5.00 acre tract as recorded in document 2020-000010887 (O.P.R.), being the southeast corner of the residue of the David Corley 25 acre tract as recorded in document 2017-000002891 (O.P.R.), being situated in the north boundary line of F.M. 2625, being called by said Corley 25 acre tract deed to be situated in the east boundary line of the J. Patterson survey, A-17, from said rod the 5/8 inch iron rod with cap marked Perry R.P.L.S 4699 bears N 64° W, 0.22 feet and the TXDOT concrete right of way monument found at a radial distance of 50 feet left of TXDOT engineer's chaining station 94+00 as shown on the TXDOT right of way plans for said F.M. 2625 bears N 86° 18' 49" W, 7.01 feet;

THENCE crossing said English survey along the westerly south boundary line of said Kelley 5.00 acre tract along the north boundary line of said F.M 2625 S 86° 18' 49" E, 11.25 feet to the nail set for the POINT OF BEGINNING for the herein described centerline description of said 20 feet wide access easement, being situated in the existing gravel driveway crossing said Kelley 5.00 acre tract, from said nail the 1/2 inch iron rod with cap marked Cox set at the broken and leaning TXDOT concrete right of way monument found as shown on the TXDOT right of way plans for said F.M. 2625 at a radial distance of 65 feet left of TXDOT engineer's chaining station 95+95 bears S 86° 18' 49" E, 195.86 feet;

THENCE crossing said Kelley 5.00 acre tract along the herein described centerline of said 20' wide access easement and said existing gravel driveway the following eight (8) courses:

N 16° 13' 58" W , 180.72 feet to the angle point for corner;

N 19° 37' 38" E, 68.41 feet to the angle point for corner;

N 30° 57' 22" E, 128.73 feet to the angle point for corner;

N 08° 10' 50" E, 57.43 feet to the angle point for corner;

N 12° 37' 09" W, 76.39 feet to the angle point for corner;

N 20° 41' 32" E, 89.08 feet to the angle point for corner;

N 37° 15' 43" E, 43.89 feet to the angle point for corner;

N 12° 53' 22" W, 32.64 feet to the nail set for corner, being the POINT OF TERMINATION for the herein described centerline description of the 20 feet wide access easement crossing said Kelley 5.00 acre tract and being the POINT OF BEGINNING for the description of the herein described 1.000 acre tract as surveyed on this day;

THENCE crossing said Kelley 5.00 acre tract along the west boundary line of the herein described 1.000 acre tract N 19° 56' 32" W, at 40.38 feet crossing the north boundary line of said Kelley 5.00 acre tract (said document 2020-000010887 and document 2012-000005907), being the south boundary line of said Kelley 5.00 acre tract (said document 2020-000010886) and continuing on for an overall distance of 290.40 feet to the 1/2 inch iron rod with cap marked Cox set for the northwest corner of the herein described 1.000 acre tract;

THENCE crossing said Kelley 5.00 acre tract along the north boundary line of the herein described 1.000 acre tract N 71° 05' 44" E, 150.00 feet to the 1/2 inch iron rod with cap marked Cox set for the northeast corner of the herein described 1.000 acre tract, being situated in the east boundary line of said Kelley 5.00 acre tract, being situated in the northerly west boundary line of the Dalton Kelley 15.00 acre tract as recorded in document 2020-00009333 (O.P.R.), from said rod the 5/8 inch iron rod with cap marked Perry found for the northeast corner of said Kelley 5.00 acre tract, being the northwest corner of said Kelley 15.00 acre tract bears N 19° 56' 32" W, 475.65 feet (call in error by Kelley 5.00 acre deed S 19° 14' 35" E, 725.52 feet, call by Kelley 15.00 acre tract deed S 19° 41' 35" E, 765.90');)

THENCE along the east boundary line of said Kelley 5.00 acre tract and the herein described 1.000 acre tract S 19° 56' 32" E, at 250.02 feet passing the 5/8 inch iron rod found for the common east corner of said Kelley 5.00 acre tracts and continuing on for an overall distance of 290.40 feet to the 5/8 inch iron rod found for the southeast corner of the herein described 1.000 acre tract, being the westerly southwest corner of said Kelley 15.00 acre tract, being the northwest corner of the David 5.00 acre tract as recorded in document 2017-000006575 (O.P.R.), from said rod the 5/8 inch iron rod with cap marked Perry found for the northeast corner of said Ogle 5.00 acre tract, being an intermediate southeast corner of said Kelley 15.00 acre tract being situated in the westerly boundary line of the Joseph Cherry 4.576 acre tract as recorded in document 2011-000009217 (O.P.R.) bears N 79° 18' 11" E, 313.26 feet (call by Kelley 15.00 acre deed N 79° 34' 08" E, 313.6', call by Ogle 5.00 acre tract deed N 79° 34' 08" E, 313.16');)

THENCE crossing said Kelley 5.00 acre tract along the south boundary line of the herein described 1.000 acre tract S 71° 05' 44" W, 15.00 feet to the POINT OF BEGINNING and containing 1.000 acres of land. Bearings herein are oriented to the CONUS geoid 2003.

FILED FOR RECORD

2025 JUN 26 AM 11:16

HEATHER HENIGAN
CO. CLERK HARRISON CO.

st

Notice of Substitute Trustee Sale

T.S. #: 25-14685

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

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

Date: **9/2/2025**
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Harrison County Courthouse in Marshall, Texas, at the following location: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670**
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

SEE ATTACHED EXHIBIT A

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 11/21/2013 and is recorded in the office of the County Clerk of Harrison County, Texas, under County Clerk's File No 2013-000014198, recorded on 11/25/2013, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2022-000002484 and recorded on 02-24-2022 of the Real Property Records of Harrison County, Texas. Property Address: 135 HIGHLAND LANE HALLSVILLE, TEXAS 75650

Trustor(s):	MICHELLE L NOLEN	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR R.H. LENDING, INC., ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	SERVBANK, SB	Loan Servicer:	Servbank
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Current Substituted Trustees:	Auction.com, Sheryl LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Ronnie Hubbard, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC
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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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the

T.S. #: 25-14685

nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MICHELLE L NOLEN, AN UNMARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$122,244.00, executed by MICHELLE L NOLEN, AN UNMARRIED WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR R.H. LENDING, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MICHELLE L NOLEN, AN UNMARRIED WOMAN to MICHELLE L NOLEN. SERVBANK, SB is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

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

SERVBANK, SB
3138 E. Elwood St
Phoenix, AZ 85034
(800) 272-3286

Dated: June 26, 2025

Auction.com, Sheryl LaMont, Meghan Byrne, David Sims, Harriett Fletcher,
Ronnie Hubbard, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

EXHIBIT "A"

Being 2.000 acres of land situated in the Micajah Lindsey Survey, A-393, Harrison County, Texas, and being known as Lot 42-E, of Hallsville Highlands Estates, according to the unrecorded plat thereof and being the same tract of land (called 2.001 acres) described in deed dated April 9, 2012, from David Sims, Substitute Trustee, to Texas Land Finance Company, recorded in Doc. No. 2012-000004458, of the Official Public Records, Harrison County, Texas (OPRHCT), and being more particularly described as follows:

BEGINNING at a 5/8" steel rebar found for the SE Corner of the David Gordon Mathern 2.00 acres tract (Deed Reference: Doc. No. 2012-000014915, OPRHCT), same being the NW Corner of the Dallas Wade Bridges and Amy Marie Bridges 2.089 acres tract (Deed Reference: Vol. 1627, Pg. 216, OPRHCT) and being the NE Corner of this tract;

THENCE: S 21 deg 52' 16" E (bearing basis per said Doc No. 2012-00004458), with and along the west line of the said Bridges tract, 325.28 feet, to a 1/2" steel rebar found for angle point in the apparent north right-of-way (ROW) line of Highland Lane, from which a (found) 3/8" steel rebar bears S 01 deg 53' 11" E, 1.67 feet;

THENCE: S 08 deg 01' 45" E, continuing with the said west line of the Bridges tract, 30.05 feet, to a point in the centerline of said ROW for the SW Corner of the Bridges tract and being the SE Corner of this tract;

THENCE: S 82 deg 03' 02" W, with and along the said centerline of the Highland Lane ROW, 262.26 feet, to a point for the SE Corner of the Meagan R. Muhlbach 2.003 acres tract (Deed Reference: Doc. No. 2012-000013865, OPRHCT) and being the SW Corner of this tract;

THENCE: N 08 deg 00' 00" W, with the east line of the said 2.003 acres tract, 30.00 feet, to a 1/2" steel rebar found for angle point;

THENCE: N 21 deg 47' 24" W, continuing with the said east line of the 2.003 acres tract, at 288.85 feet passing a 1/2" steel rebar found for reference, and continuing for a total distance of 297.98 feet, to a 3/8" steel rebar set in the south line of the Dorothy Waynell Hardin, et al, 2.289 acres tract (Deed Reference: Doc. No. 2011-000006612), for the NE Corner of the 2.003 acres tract and being the NW Corner of this tract;

THENCE: N 76 deg 10' 11" E, with the said south line of the 2.289 acres tract, 66.25 feet, to a 1/2" steel pipe found for the SE Corner of the 2.289 acres tract, same being the SW Corner of the said Mathern tract and being an angle point in this north line, from which a (found) capped (RPLS 3928) 1/2" steel rebar bears N 88 deg 49' 50" W, 0.25 feet;

THENCE: N 76 deg 07' 27" E, with and along the south line of the said Mathern tract, 190.39 feet, to the POINT OF BEGINNING and containing 2.000 acres of land.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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: September 2, 2025

TIME: 10:00 AM

PLACE: 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 Commissioners Court

2. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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 50.009 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.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 28, 2023 and recorded as Instrument Number 2023-000002496, real property records of Harrison County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHAREE LIGHT, securing the payment of the indebtedness in the original principal amount of \$440,867.00, and obligations therein described including by not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
6. **Property to be Sold.** The property to be sold is described as follows:
Being 0.730 acres of land situated in the Peter Whetstone Survey, A-756, Harrison County, Texas, within the City of Marshall and being all of a called 0.730 acre Tract 4, described in a deed to Nazir Ahmad, and recorded in Document No. 2021-000006484, Harrison County Official Public Records, (HCOPR), same being part of called Outlot 32 SW. Said 0.730 acre tract being more particularly described by metes and bounds as follows as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 220090, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Cox 4970" found on the west right of way of South Grove Street for the southeast corner of this tract, same being the northeast



corner of a 0.319 acre tract surveyed this same date, from which a 1/2 inch iron rod with plastic cap stamped "MTX Surveying", set for the southeast corner of said 0.319 acre tract, bears S 02° 05' 26" E, a distance of 117.61 feet;

THENCE S 87° 45' 53" W, with south line of this tract and north line of said 0.319 acre tract, 116.15 feet to a 3/4 inch iron pipe "bent", found for the northwest corner of this tract said 0.319 acre tract, same being the northeast corner of a tract described in a deed to D&C Investments, LLC recorded in Document No. 2020-000002365, (HCOPR);

THENCE S 87° 24' 24" W, continuing with the south line of herein described tract, and the north line of said Document No. 2020-000002365, 95.61 feet to a 3/4 inch iron pipe, found for the northwest corner of said Document No. 2020-000002365, same being the northeast corner of a called 0.174 acre tract described in a deed to L&F Realty, recorded in Volume 1910, Page 27, (HCOPR);

THENCE S 86° 37' 52" W, continuing with the south line of herein described tract, and the north line of said 0.174 acre tract, 59.65 feet to a 3/4 inch iron pipe, found for the southwest corner of herein described tract, same being the northwest corner of said 0.174 acre tract, the northeast corner of a called 0.41 acre Tract 1, described in a deed to Kyle Benson, et ux, recorded in Document No. 2021-000006484, (HCOPR), and the southeast corner of a called Parcel B, described in a deed to Daniel W. Smoke, recorded in Volume 1179, Page 403, Harrison County Deed Records, (HCDR);

THENCE N 02° 59' 12" W, with the west line of herein described tract and the east line of said Parcel B, passing the northeast corner of said Parcel B, same being the southeast corner of a called Parcel A, described in a deed to Daniel W. Smoke, recorded in Volume 1179, Page 403, (HCDR), continuing an overall distance of 150.20 feet to a 1/2 inch iron rod with plastic cap stamped "Cox 4970", found on the south margin of West Bowie Street for the northernmost northwest corner of herein described tract, same being the northeast corner of said Parcel A;

THENCE N 87° 25' 58" E, with the south margin of said West Bowie Street, 103.84 feet to a 1/2 inch iron rod with plastic cap stamped "Cox 4970", found for the northwest corner of a called part of Outlot 32 SW, described in a deed to Ndubunma Okafor, recorded in Document No. 2021-00004976;

THENCE with the common lines with said Document No. 2021-000004976, the following courses and distances;

- 1) S 02° 36' 57" E, a distance of 53.31 feet to a 1/4 inch iron rod with plastic cap stamped "Austin", found;
- 2) N 87° 30' 13" E, a distance of 169.46 feet to a 1/2 inch iron rod with plastic cap stamped "Cox 4970", found on the west right of way of said South Grove Street;

THENCE S 02° 03' 39" E, with the west right of way of said South Grove Street, 96.47 feet to the PLACE OF BEGINNING and containing 0.0.730 acres of land, more or less.

7. **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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:

**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Agency Sales and Posting LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

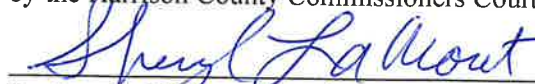
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 7/8/2025


Jennifer Hooper

Certificate of Posting

I am Sheryl LaMont whose address is 1604 N 10th St, Longview, TX 75601. I declare under penalty of perjury that on July 10, 2025 I filed this Notice of [Substitute] Trustees Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.


Declarant's Name: Sheryl LaMont
Date: July 10, 2025

NOTICE OF TRUSTEE'S SALE

DATE: August 4, 2025

DEED OF TRUST

Date: April 22, 2024

Grantor: D&R Land Services, LLC-Series #4
257 PR 1330
Marshall, TX 75672

Beneficiary: Dennis Ellison
PO Box 423
Centerville, Texas 75833

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

Recording Information: Document No. 2024-000005468 Official Public Records of Harrison County, Texas.

Property: *10.500 acres of land in the HENRY VERDEMAN SURVEY, A-726, being Parcel One (1) of Jamax 23 Land Company, LLC, Harrison County, Texas, as described in Exhibit "A" attached.*

Note

Date: April 22, 2024

Amount: \$78,375.00

Debtor: D&R Land Services, LLC-Series #4

Holder: Dennis Ellison

DATE OF SALE OF PROPERTY: September 2, 2025

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

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

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

FILED FOR RECORD
2025 AUG -5 PM 1:15
HEATHER HENNINGAN
CO. CLERK HARRISON CO
BY: [Signature] DEPUTY

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

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

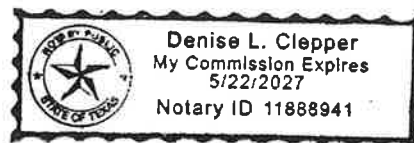

DEBORAH L. LEMONS

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on August 4, 2025 by Deborah L. Lemons.


NOTARY PUBLIC, STATE OF TEXAS





DDM, Surveying, Inc.

November 16, 2023

Jamax 23 Land Company, LLC.

Parcel One

10.500 Acres

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

BEGINNING at an existing iron rod found marking the Northwest Corner of said 88.469 acres tract and being in the Southern right-of-way of said FM1997, whence bears an existing TxDOT concrete right-of-way maker (ROWM) South 88° 47' 35" West a distance of 3.5 feet;

THENCE with the Southern right-of-way line of said FM1997 common with the North boundary line of said 88.469 acres tract as follows:

North 88° 02' 23" East a distance of 219.71 feet to a ROWM, and
North 87° 10' 09" East a distance of 283.04 feet to a ROWM, and
along a curve to the left having a radius of 2908.49 feet, arc distance of 305.92 feet, a chord direction of North 83° 33' 25" East and a chord length of 305.77 feet to a ROWM, and
North 80° 14' 50" East a distance of 347.04 feet to the Northeast corner of said 88.469 acres tract corner being in said SBLR, whence bears an existing TxDOT concrete right-of-way maker (ROWM) North 76° 57' 01" East a distance of 9.9 feet;

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

South 07° 37' 24" West a distance of 95.51 feet, and
South 07° 44' 45" West a distance of 236.09 feet, and
South 02° 32' 17" West a distance of 139.24 feet to a corner in same being at the Northeast Corner of a 10.500 acres tract Parcel Two, surveyed this date, whence bears a 5/8" iron rod, set, (all iron rods set with cap "DDM BOUNDARY") South 87° 43' 10" West a distance of 20.0 feet;

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

THENCE with the West boundary line of said 88.469 acres tract North 02° 16' 50" West a distance of 396.50 feet to the **BEGINNING** CONTAINING 10.500 acres.

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


Dwayne Miley, R.P.L.S.

FA\2023\20231908-Tim Coffey\parcels.docx

Page 2 of 9

P.O. Box 895 Henderson, Texas 75653-0895 (903) 657-6229 * fax 657-8117- FIRM#10045900

EXHIBIT "A"

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 12, 2025

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

FILED FOR RECORD
2025 AUG 12 AM 11:13

HEATHER HENIGAN
CLERK HARRISON CO
BY st DEPUTY

Lender: WJR Properties, LLC—Series 35

Note: Real Estate Lien Note dated June 23, 2022, executed by Jonathan Gonzales & Graciela Gonzales and made payable to WJR Properties, LLC—Series 35

Deed of Trust:

Date: June 23, 2022

Grantor: Jonathan Gonzales & Graciela Gonzales

Lender: WJR Properties, LLC—Series 35

Recording information: Instrument No. 2022-000010671, Official Public Records, Harrison County, Texas.

Property (including any improvements): All that certain lot, tract or parcel of land, a part of the PETER WHETSTON SURVEY, A-256, lying within the Corporate Limits of the City of Marshall, being all of LOT SIX (6), in BLOCK TWO (2) of the MERZBACHER ADDITION to the said City of Marshall, Texas, according to the plat of same recorded in Book 75, Page 501, Deed Records, Harrison County, Texas.

Date of Sale: September 2, 2025

Time of Sale: 10:00 A.M.

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

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

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

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



Daniel Connelly, Lori Corpier or Cain Trujillo,
Substitute Trustee

Notice of Trustee's Sale

Date: July 16, 2025

Trustee:

Chris Smith

Trustee's Address:

P.O. Drawer 579
Carthage, Texas 75633

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas Bank

Note: Note dated November 27, 2018 in the amount of \$128,350.00

Deed of Trust

Date: November 27, 2018

Grantor: Larry A. Howard

Mortgagee: First State Bank and Trust Company, Carthage, Texas, a Texas Bank

Recording information: Document Number 2018-000013070, Official Public Records, Harrison County, Texas

Property:

All that certain lot, tract or parcel of land situated in Harrison County, Texas, about 8 miles South of the Courthouse in the City of Marshall, being 24.919 acres of land, a part of the Elizabeth Carroll Survey, A-135, and being a part of that certain 95 acre tract described in a deed from Merle D. Childress, et ux, to Jack M. Carson, et al, dated March 22, 1973, and recorded in Volume 725, Page 245, of the Harrison County Deed Records, said 24.919 acres being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner on the North line of said 95 acre tract, same being the North line of said Carroll Survey, same being the South line of that certain 252.139 acre tract described in a deed to Nannie Allen Hill, et al recorded in Volume 932, Page 202 of said Deed Records, said pipe also being the Northwest corner of that certain called 15 acre tract described in a deed to Charles Gidney, recorded in Volume 731, Page 387 of said Deed Records;

THENCE South 14 deg. 36' 24" East, with the West line of said 15 acre tract 2735.60 feet to a 1" iron pipe found for corner at the Southwest corner of said 15 acre tract, and being on the South line of said 95 acre tract and also being the North margin of F.M. 2625;

THENCE South 84 deg. 14' 19" West, with said South line and said North margin, 343.54 feet to a ½" iron rod found for corner on same, and being the Southeast corner of that certain 23 acre tract described in a deed to A.A. Muchmore, recorded in Volume 735, Page 549 of said Deed Records;

THENCE North 14 deg. 37' 00" West, with the East line of said 23 acre tract, 921.09 feet to a ¾" iron pipe found for corner at the Northeast corner of same;

THENCE South 84 deg. 28' 48" West, with the North line of said 23 acre tract, 98.71 feet to a ¾" iron pipe found for corner on same, and being the Southeast corner of that certain 16 acre tract designated as "Tract 5" and described in a deed recorded in Volume 741, Page 265, of said Deed Records;

THENCE North 14 deg. 38' 35" West, with the East line of said 16 acre tract, 783.5 feet pass the Northeast corner of said 16 acre tract and the Southeast corner of another 16 acre tract designated as "Tract 4," recorded in Volume 741, Page 276 of said Deed Records, and containing in all, 1716.59 feet to a 1" iron rod found for corner at the Northeast corner of said "Tract 4," and being on the North line of said 95 acre tract and the South line of said 252.139 acre tract;

THENCE North 71 deg. 32' 29" East, with the North line of said 95 tract 439.17 feet to the place of beginning and **containing 24.919 acres** of land

County: Harrison

Date of Sale (first Tuesday of month): September 2nd, 2025

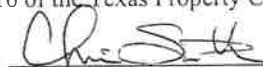
Time of Sale: The sale will begin no earlier than 1:00 pm, and no later than three hours thereafter. The sale will be completed by no later than 4:00pm.

Place of Sale: Harrison County Courthouse in Marshall, Texas, at the following location: Courthouse steps at the Harrison County Courthouse situated on 200 Houston Street, Marshall, Texas 75670.

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.

Chris Smith is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Chris Smith
P.O. Drawer 579
Carthage, Texas 75633