

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

Date: June 10, 2025

2025 JUN 10 AM 10:38

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

HEATHER HEWIGAN
CLERK HARRISON CO

Lender: WJR Properties, LLC—Series 35

BY NA DEPUTY

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: July 1, 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 Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

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



Lori Corpier, Trustee

FILED FOR RECORD
NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2025 JUN 10 AM 10:38

Date: June 10, 2025

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

HEATHER HENIGAN
CO. CLERK HARRISON CO.

Lender: WJR Properties, LLC—Series 166

BY na CLERK

Note: Real Estate Lien Note dated October 30, 2020, executed by Leonard Franklin and Debbie Franklin and made payable to WJR Properties, LLC—Series 166

Deed of Trust:

Date: October 30, 2020

Grantor: Leonard Franklin and Debbie Franklin

Lender: WJR Properties, LLC—Series 166

Recording information: Instrument No. 2020-000013246, Official Public Records, Harrison County, Texas.

Property (including improvements): ALL THAT CERTAIN 0.269 OF AN ACRE TRACT OF LAND LOCATED IN LOT 13 OF BLOCK 2 OF THE VILLAGE SQUARE SUBDIVISION IN THE W.C. CRAWFORD SURVEY, A-146 AND AN ADDITION TO THE CITY OF HALLSVILLE IN HARRISON COUNTY, TEXAS. PLAT OF SAID SUBDIVISION BEING RECORDED IN VOLUME 732, PAGE 35, THIS TRACT BEING PREVIOUSLY DESCRIBED IN VOLUME 850, PAGE 518, THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON HAMILTON MAPPING AND SURVEYING PLAT #599, BEARINGS USED IN THIS DESCRIPTION ARE BASED ON SAID SUBDIVISION PLAT;

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 14 AND THESE CORNER OF LOT 13, THIS BEING THE SE CORNER OF THIS TRACT, FROM WHICH BEARS A 5/8" IRON ROD WITH A LONNIE PACE CUP FOUND FOR THESE CORNER OF LOT 14 S 00 DEG. 03' W 88.5 FEET;

THENCE: S 89 DEG. 02' W 149.7 FEET ALONG THE COMMON LINE BETWEEN LOTS 13 AND 14 TO A 1/2" IRON ROD FOUND FOR THESE CORNER OF LOT 4, THE NW CORNER OF LOT 14, THE SW CORNER OF LOT 13 AND THIS TRACT;

THENCE: N 00 DEG. 12' W 78.8 FEET ALONG THE COMMON LINE BETWEEN LOTS 13 AND 14 TO A 3/8" IRON ROD FOUND FOR THE NW CORNER OF THIS TRACT, FROM WHICH BEARS A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 4, THE SW CORNER OF LOT 12 AND THE NW OF LOT 13, N 00 DEG. 49' W 9.3 FEET;

AND NORTH ROW OF WRIGHT ROAD MARKS THE WBL AND IS LOCATED NORTH 19 DEG. 39 MIN. 34 SEC. EAST-30.00 FEET FROM THE SWC; THENCE SOUTH 80 DEG. 00 MIN. EAST-138.25 FEET ALONG THE NBL TO THE PLACE OF BEGINNING AND CONTAINING 0.875 ACRE OF LAND, 0.199 BEING CONTAINING IN WRIGHT ROAD.

Date of Sale: July 1, 2025

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Rusk 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 Rusk 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.



Lori Corpien, Substitute Trustee

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTION TRUSTEE

2025 JUN -9 PM 3:22

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 September 30, 2016 and recorded under Clerk's File No. 2016-000009708, in the real property records of **HARRISON County Texas**, with Rajeev Khatri a single person as Grantor(s) and Texas Bank and Trust Company as Original Mortgagee.

Deed of Trust executed by Rajeev Khatri a single person securing payment of the indebtedness in the original principal amount of \$369,000.00 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 Rajeev Khatri. U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST 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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING LOT 9, BLOCK 4, TIMBER FALLS SUBDIVISION, AN ADDITION TO HARRISON COUNTY, SITUATED IN THE DAVID HILL SURVEY, A-301, HARRISON COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD FILED IN CABINET B, SLIDE 97-A, HARRISON COUNTY PLAT RECORDS, OFFICIAL PUBLIC RECORDS, HARRISON COUNTY, TEXAS, AND SITUATED IN THE DAVID HILL SURVEY, A-93, GREGG COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD FILED IN CABINET B, SLIDE 180, GREGG COUNTY PLAT RECORDS, OFFICIAL PUBLIC RECORDS, AND GREGG COUNTY CLERK FILE NO. 200706312, GREGG COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale:

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

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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

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

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

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on June 6, 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: Sheryl LaMont

Printed Name: Sheryl LaMont, June 9, 2025

C&M No. 44-25-01585

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.

NOTICE OF FORECLOSURE SALE

- 1 THE PROPERTY TO BE SOLD
COMMONLY KNOWN AS

LEGAL DESCRIPTION

- 2 THE DEED OF TRUST TO BE FORECLOSED UPON
RECORDED IN REAL PROPERTY RECORDS OF
HARRISON COUNTY

- 3 THE SALE IS SCHEDULED TO BE HELD

PLACE IMMEDIATELY OUTSIDE THE EASTERNMOST
ENTRANCE TO THE HARRISON COUNTY COURTHOUSE
IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE

RECORDED ON
SEPTEMBER 5, 2013

UNDER DOCUMENT #
2013-000010912

DATE
JULY 1, 2025

TIME
10:00 AM – 1:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by GUY WALLACE and COY WALLACE, provides that it secures the payment of the indebtedness in the original principal amount of \$352,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC f/k/a REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, PHILLIP HAWKINS, HARRIETT FLETCHER, SHERYL LaMONT, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton


McGLINCHEY STAFFORD LLC
1001 McKinney Street, Suite 1500
Houston, Texas 77002
(713) 335-2150

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioner's Court.

POSTED June 5, 2025

NAME Sheryl LaMont  TRUSTEE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

110644-0114

**EXHIBIT A - LEGAL DESCRIPTION
for 4466 FM 1997 North, Marshall, Texas 75670**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN M. CLIFTON SURVEY, HARRISON COUNTY, TEXAS, BEING 2.76 ACRE TRACT OUT OF A CALLED 30 ACRE TRACT OWNED BY ROLAND DAVIS OF MARSHALL, TEXAS, AND ALSO AN 80 ACRE TRACT CONVEYED TO JOHN HARTER SR., AND DORA HARTER BY C.W. BLEUHER IN DEED DATED 16TH DAY OF SEPTEMBER, 1921 AND RECORDED IN VOL. 122, PAGE 263 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOR THE NWC OF SAID 2.76 ACRES, SAID POINT ALSO BEING THE NWC OF SAID ROLAND DAVIS 30 ACRES AND THE NWC OF SAID 80 ACRES, SAID POINT BEING 40' FOR THE CENTERLINE OF F.M. ROAD NO. 1977,

THENCE S 1° 30' E ALONG THE EAST R.O.W. LINE OF F.M. ROAD NO. 1997, 325.5' TO A NO. 4 REBAR FOR THE SEC OF SAID 2.76 ACRES, SAID POINT BEING 40' FROM THE CENTERLINE OF SAID R.M. ROAD,

THENCE N 89° 17' 45" E, 391.42' TO A NO. 4 REBAR FOR THE SEC OF SAID 2.76 ACRES,

THENCE N 5° 49' 32" W, 314.39' TO A NO. 4 REBAR FOR THE NEC OF SAID 2.76 ACRES, SAID POINT ON THE NORTH LINE OF SAID 30 ACRES,

THENCE ALONG THE NORTH LINE OF SAID 30 ACRES, N. 88° 47' W, 368.08' TO THE PLACE OF BEGINNING AND CONTAINING 2.76 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED June 5, 2025

NAME Sheryl LaMont

Sheryl LaMont TRUSTEE

FILED FOR RECORD

2025 JUN -5 PM 2:30

310 ABNEY ST
WASKOM, TX 75692

HEATHER HEHIGAN 00000009898610
CO. CLERK HARRISON, CO

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

BY  DEPUTY

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

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

Date: July 01, 2025

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 27, 2007 and recorded in Document VOLUME 3699, PAGE 167 (CLERK'S FILE NO. 7013155); AS AFFECTED BY DOCUMENT NO. 2025-000003403. real property records of HARRISON County, Texas, with JERRY LEE STEICHEN AND KATHLEEN MARIE STEICHEN, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JERRY LEE STEICHEN AND KATHLEEN MARIE STEICHEN, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHERYL LAMONT, SHARON ST. PIERRE, TERRI WORLEY, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS , PHILLIP HAWKINS OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is Sheryl LaMont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on June 5, 2025 I filed at the office of the HARRISON County Clerk and caused to be posted at the HARRISON County courthouse this notice of sale.

Sheryl LaMont

Declarants Name: Sheryl LaMont

Date: June 5, 2025

000000009898610

HARRISON

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, BLOCK, OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING 1.000 ACRE SITUATED IN THE E.M. JENKINS SURVEY, ABSTRACT NO. 374, CITY OF WASKOM, HARRISON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 1.653 ACRES CONVEYED TO GARY LUMIA AND WIFE, PENNY LUMIA BY WARRANTY DEED RECORDED THE 21ST DAY OF MARCH, 1997 IN VOLUME 1664, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY TEXAS, SAID TRACT ALSO BEING KNOWN AS PART OF LOT 3, BLOCK 20 OF THE ABNEY, BRYSON AND FURRH ADDITION AS RECORDED IN CABINET A, SLIDE 1, PLAT RECORDS, HARRISON COUNTY, TEXAS, AND SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE $\frac{1}{2}$ " IRON ROD FOUND (BASIS OF BEARING) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 1.653 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE HAROLD J. MURDOCK TRACT AS RECORDED IN VOLUME 1208, PAGE 836, DEED RECORDS BEING SITUATED IN THE SOUTH BOUNDARY LINE OF SAID LOT 3, BLOCK 20, BEING SITUATED IN THE NORTH BOUNDARY LINE OF ABNEY STREET (A 56' RIGHT OF WAY);

THENCE ALONG THE SOUTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAID 1.653 ACRE TRACT AND SAID LOT 3, BLOCK 20 WITH THE NORTH BOUNDARY LINE OF SAID ABNEY STREET WEST (CALL BY SAID 1.653 ACRE TRACT DEED WEST, 277.55 FEET, BASIS OF BEARINGS), 257.20 FEET TO THE $\frac{1}{2}$ " IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH SAID IRON ROD THE $\frac{1}{2}$ " IRON ROD SET (BASIS OF BEARING) FOR THE SOUTHWEST CORNER OF SAID 1.653 ACRE TRACT BEARS WEST, 20.50 FEET;

THENCE ALONG THE WEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT CROSSING SAID 1.653 ACRE TRACT NORTH $00^{\circ} 24' 18''$ EAST 169.36 FEET TO THE $\frac{1}{2}$ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT CROSSING SAID 1.653 ACRE TRACT EAST, 257.20 FEET TO THE $\frac{1}{2}$ " IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE MOST SOUTHERLY NORTHWEST CORNER OF SAID 1.653 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID MURDOCK TRACT, SAID IRON ROD BEING SITUATED IN THE SOUTH BOUNDARY LINE OF THE L.R. AND N. RAILROAD RIGHT OF WAY (A.K.A. SHERMAN, SHREVEPORT AND SOUTHERN RAILROAD);

THENCE ALONG THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT WITH THE WEST BOUNDARY LINE OF SAID MURDOCK TRACT SOUTH $00^{\circ} 24' 18''$ WEST, 169.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND. AS SURVEYED MARCH, 1999 BY JAMES A. COX, JR., TEXAS R.P. L.S. NO. 4970.

SUBJECT, HOWEVER, TO ALL PRIOR RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD WITH THE COUNTY CLERK OF HARRISON COUNTY, TEXAS.

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 MAY 29 PM 1:48

WHEREAS, on the 2nd day of May, 2017, DEANNA L. SOUTHERLAND AND HUSBAND, RICHARD G. SOUTHERLAND, executed a Deed of Trust conveying to CARLA DIXON, Trustee, the Real Estate hereinafter described, to Secure EASTMAN CREDIT UNION in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2017-000004238, Official Public Records of Harrison County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of July, 2025, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate on the first floor between the Eastern front door of the Harrison County Courthouse and the interior bulletin board used for posting foreclosure notices, or as designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Harrison, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 28th day of May, 2025.



JAMES D. VANDEVENTER, Substitute Trustee
909 East Southeast Loop 323, Suite 400
Tyler, Texas 75701

Exhibit "A"

Being 7.67 acres of land situated in the P.R. Pearson Survey, Abstract 561, Harrison County, Texas and being a part of that certain called 16 2/3 acre tract as conveyed to Billy Carl Ball and recorded in Volume 661, Page 517 of the Deed Records of said county; said 7.67 acres of land to be more particularly described as Tract A by metes and bounds as follows;

BEGINNING at a Sucker rod found for the Northeast corner of the above referenced Ball tract and the Northwest corner of a called 2.115 acre tract as recorded in 2015-000012327 and being in the South boundary line of Tract Two as recorded in Volume 3731, Page 241 of the Official Public Records of said county;

THENCE South 00 deg. 24' 42" East with East boundary line of said Ball tract and the West boundary line of said 2.115 acre tract at a distance of 326.48 feet passing a ½ inch iron rod found for the Southwest corner of said 2.115 acre tract and the Northwest corner of a called 5.488 acre tract as recorded in Volume 825, Page 769 of said deed records and the center of Melvin Smith Road and continuing a total distance of 333.03 feet to a ½ inch iron rod found for corner;

THENCE North 89 deg. 42' 02" West, a distance of 997.06 feet to a ½ inch iron rod set for corner in the West boundary line of said Ball tract and the East boundary line of a called 44.42 acre tract as recorded in Volume 3731, Page 241 of said Public Records;

THENCE North 00 deg. 02' 18" West, a distance of 338.23 feet with the West boundary line of said Ball and the East boundary line of said 44.42 acre tract to an angle iron found for the Northwest corner of said Ball tract and the Northeast corner of said 44.42 acre tract and being in the South boundary line of the above mentioned Tract Two;

THENCE South 89 deg. 23' 59" East, a distance of 994.94 feet with the North boundary line of said Ball tract and the South boundary line of said Tract Two the place of beginning and containing 7.67 acres of land;

25-299517

Notice of Substitute Trustee's Sale

FILED FOR RECORD

2025 MAY 22 AM 11:06

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)

CLAUDE HENIGAN
DEPUTY

Deed of Trust Date: December 29, 2023	Original Mortgagor/Grantor: SADIE BELTON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS,, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PLANET HOME LENDING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2024-0000000007	Property County: HARRISON
Mortgage Servicer: PLANET HOME LENDING, LLC	Mortgage Servicer's Address: 321 RESEARCH PARKWAY, SUITE 303 MERIDEN, CONNECTICUT 06450-8301

* 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 \$192,250.00, executed by SADIE BELTON and payable to the order of Lender.

Property Address/Mailing Address: 205 BOSTICK DR, MARSHALL, TX 75672

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING LOT NO. 10, BLOCK NO. 4, OF THE E.M. BOSTIC 2ND ADDITION, CITY OF MARSHALL, AS RECORDED IN CABINET A, SLIDE 27, PLAT RECORDS, HARRISON COUNTY, TEXAS..

Date of Sale: July 1, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670

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, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie



Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St.Pierre whose address is 1 MAUCHLY IRVINE, CA 92618 OR Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont 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 *PLANET HOME LENDING, LLC* 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St.Pierre whose address is 1 MAUCHLY IRVINE, CA 92618 OR Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St.Pierre whose address is 1 MAUCHLY IRVINE, CA 92618 OR Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont 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

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St.Pierre OR Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont, Trustee Posted May 22, 2025.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/8/2020	Grantor(s)/Mortgagor(s): CARLUS LYNN ARCHFIELD AND TARA LEE ARCHFIELD, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-000010298	Property County: HARRISON
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: 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.	

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NO ONE-A (1-A), BLOCK NO THREE (3), MCCLARAN HEIGHT ADDITION, TO THE CITY OF MARSHALL, AND RECORDED IN VOLUME 236, PAGE 377, DEED RECORDS, HARRISON COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Ucelton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 4/22/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: April 24, 2025

Sheryl LaMont
Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED FOR RECORD
2025 APR 24 AM 10:42
HEATHER HENIGAN
CLERK HARRISON CO
DEPUTY

MH File Number: TX-25-108966-POS
Loan Type: FHA

FILED FOR RECORD

2025 MAY 22 AM 11:06

3971 STATE HWY 154
MARSHALL, TX 75670

HEATHER HENIGAN
CO. CLERK HARRISON CO

000000010084812

NOTICE OF [SUBSTITUTE] 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.

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

Date: July 01, 2025

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 14, 2018 and recorded in Document DOCUMENT NO. 2018-000006495 real property records of HARRISON County, Texas, with MEGAN L. COLE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MEGAN L. COLE, securing the payment of the indebtednesses in the original principal amount of \$88,270.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, CHRISTINE WHEELLESS, ROBERT LAMONT, SHERYL LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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Certificate of Posting

My name is Sheryl LaMont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on May 22, 2025 I filed at the office of the HARRISON County Clerk and caused to be posted at the HARRISON County courthouse this notice of sale.

Sheryl LaMont

Declarants Name: Sheryl LaMont

Date: May 22, 2025

3971 STATE HWY 154
MARSHALL, TX 75670

00000010084812

00000010084812

HARRISON

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 4.002 ACRES OF LAND IN THE HENRY MORGAN SURVEY, A-441, HARRISON COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 4.1 ACRES AND CONVEYED FROM L.T. TAYLOR, ET UX, TO R.G. CHRISTMAS, ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 610, PAGE 424, HARRISON COUNTY DEED RECORDS (HCDR), SAID 4.002 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A 1" IRON PIPE FOUND WITH CRIMP TOP FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 4.1 ACRE TRACT AND SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 1.09 ACRES AND CONVEYED FROM LENNIE NAOMI TALLEY TO JOSEPH CHARLES TALLEY, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2013-000005548, HARRISON COUNTY OFFICIAL PUBLIC RECORD (HCOPR), LYING IN THE EAST LINE OF RAY JONES ROAD;

THENCE DEPARTING RAY JONES ROAD, N 88°06'07" E, 643.13 FEET ALONG THE COMMON LINE OF SAID 4.1 ACRE TRACT, SAID 1.09 ACRE TRACT AND THE RESIDUE OF A 5 ACRE TRACT WHICH WAS CONVEYED FROM D.C.R. LOCKHART TO J.M. WILSON, BY AN INSTRUMENT OF RECORD IN VOLUME 156, PAGE 100, HCDR, TO A 2 1/2" METAL FENCE CORNER POST FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 4.1 ACRE TRACT AND SOUTHEAST CORNER OF SAID 5 ACRE TRACT, LYING IN THE WEST RIGHT OF WAY (R-O-W) LINE OF STATE HIGHWAY 154 (SH 154);

THENCE S 34°37'48" E, 92.42 FEET ALONG THE COMMON LINE OF SAID 4.1 ACRE TRACT AND SH 154 TO A TYPE I TXDOT CONCRETE RIGHT OF WAY MONUMENT FOUND FOR BEGINNING OF A CURVE;

THENCE 599.66 FEET ALONG SAID COMMON LINE AND THE ARC OF A CURVE TO THE LEFT, (DELTA= 23°10'39", RADIUS=1,482.39 FEET, CHORD= S46°13'08" E, 595.58 FEET), TO A 5/8" IRON ROD SET FOR NORTHEAST CORNER AND END OF CURVE, BEING THE NORTHEAST CORNER OF SAID 4.1 ACRE TRACT, LYING IN THE WEST LINE OF RAY JONES ROAD;

THENCE DEPARTING SH 154, S09°03'11"W, 50.39 FEET ALONG THE COMMON LINE OF SAID 4.1 ACRE TRACT AND RAY JONES ROAD TO A 5/8" IRON ROD SET FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 4.1 ACRE TRACT;

THENCE N 65°11'15"W, 1,231.02 FEET CONTINUING ALONG SAID COMMON LINE TO THE PLACE OF BEGINNING, CONTAINING 4.002 ACRES OF LAND, MORE OR LESS.

175 Hickory Road, Hallsville, TX 75650

FILED FOR RECORD

2025 APR 24 00:52:45 AM 10:41

HEATHER HENIGAN
CO. CLERK HARRISON CO.

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 07/01/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harrison County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 3, 2004 and recorded in the real property records of Harrison County, TX and is recorded under Clerk's Book 2810, Page 28 with Janice Norwood and Bobby Norwood (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for United Lending Partners, LP mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Janice Norwood and Bobby Norwood, securing the payment of the indebtedness in the original amount of \$90,207.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MICAJAH LINDSEY SURVEY, A-393, HARRISON COUNTY, TEXAS, BEING 8.62 ACRES BY THIS SURVEY AND BEING THE SAME LAND CALLED 8.67 ACRES AND DESCRIBED AS LOT 61 OF THE HALLSVILLE HIGHLANDS SUBDIVISION (PLAT UNRECORDED), SAID LOT CONVEYED TO BOBBY NORWOOD AND JANICE NORWOOD IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1579, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS, SAID 8.62 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND AT A FENCE CORNER BEING THE NORTHEAST CORNER OF LOT 61 AND THE NORTHWEST CORNER OF LOT 62 B (CALLED 2.96 AC.) OF SAID SUBDIVISION AND OWNED BY HALLSVILLE NE DEVELOPMENT, INC. (SEC VOL. 1615, PG. 230); SAID POINT ALSO BEING ON THE SOUTH LINE OF A CALLED 82.54 ACRE TRACT CONVEYED TO ANTHONY JONES (VOL. 1395, PG. 295).

THENCE SOUTH 23 DEGREES 26 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 61 FOR A DISTANCE OF 980.05 FEET TO A 1/2" IRON ROD SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 8.62 ACRES AND LOT 61 AND BEING THE SOUTHWEST CORNER OF LOT 62B, THIS POINT BEING ON THE NORTH ROW LINE OF DOGWOOD TRAIL, AS PRIVATE ROAD OF SAID SUBDIVISION.

THENCE NORTH 89 DEGREES 18 MINUTES 30 SECONDS WEST ALONG SAID ROW FOR A DISTANCE OF 58.97 FEET TO A 1/2" IRON ROD SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 61 AND BEING ON THE EAST LINE OF LOT 59, A CALLED 8.79 ACRE LOT OF SAID SUBDIVISION.

THENCE NORTH 23 DEGREES 26 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF LOT 59 AND LOT 60, A CALLED 14.68 ACRE LOT OF SAID SUBDIVISION FOR A DISTANCE OF 725.00 FEET TO A 1" IRON PIPE FOUND FOR CORNER BEING THE NORTHEAST CORNER OF LOT 60 AND AN INSIDE CORNER OF LOT 61.

THENCE SOUTH 87 DEGREES 13 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF LOT 61 AND THE NORTH LINE OF LOT 60 CROSSING CANEY CREEK FOR A TOTAL DISTANCE OF 1280.66 FEET TO A 1/2" IRON ROD SET FOR CORNER.

THENCE WEST FOR A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROAD SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF LOT 61, THE NORTHWEST CORNER OF LOT 60 AND BEING A CORNER ON THE EAST LINE OF LOT 29 C, A CALLED 3.98 ACRE TRACT OF SAID SUBDIVISION.

THENCE NORTH 02 DEGREES 57 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 258.13 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF CANEY CREEK FOR THE NORTHWEST CORNER OF LOT 61 AND THE NORTHEAST CORNER OF LOT 29 C, AND BEING ON THE SOUTH LINE OF A TRACT DESCRIBED IN 4 PARCELS TO WILLIAM A. ABNEY (VOL. 1213, PG 74), A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 29C BEARS SOUTH 87 DEGREES 10 MINUTES 48 SECONDS WEST, 166.30 FEET.

THENCE NORTH 86 DEGREES 14 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 430.45 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF LOT 61 FOR CORNER AND BEING THE SOUTHEAST CORNER OF SAID ABNEY LAND AND THE SOUTHWEST CORNER OF SAID JONES CALLED 82.54 ACRES, A 1/2" IRON ROD FOUND BEARS SOUTH 78 DEGREES 37 MINUTES 09 SECONDS WEST, 10.31 FEET.

THENCE FOLLOWING THE GENERAL LINE OF A FENCE ALONG THE NORTH LINE OF LOT 61 AND THE SOUTH LINE OF SAID 82.54 ACRES AS FOLLOWS; NORTH 88 DEGREES 35 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 384.29 FEET TO A 1" IRON PIPE FOUND FOR CORNER, (A 1/2" IRON ROD FOUND BEARS SOUTH 06 DEGREES 31 MINUTES 16 SECONDS WEST, 0.82 FEET) AND SOUTH 89 DEGREES 57 MINUTES 30 SECONDS EAST (BEING THE BASIS OF BEARING FOR THIS SURVEY) FOR A DISTANCE OF 456.34 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.62 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH THE FOLLOWING EASEMENT FOR INGRESS AND EGRESS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING SITUATED ON THE M.V. LOUT SURVEY, ABSTRACT NO. 394, AND THE MICAJAH LINDSEY SURVEY, ABSTRACT NO. 393, HARRISON COUNTY, TEXAS, AND BEING A 60 FT. ROAD EASEMENT CALLED PECAN LANE AND DOGWOOD

TRAIL OF THE HALLSVILLE HIGHLAND ESTATES, AN UNRECORDED SUBDIVISION, BEING PART OF THAT CALLED 355.30 ACRE TRACT 1 AS CONVEYED TO HALLSVILLE DEVELOPMENT, INC. BY SPECIAL WARRANTY DEED RECORDED IN VOL. 1374, PAGE 310 OF THE DEED RECORDS OF SAID COUNTY. SAID ROAD EASEMENT BEING 30 FT. EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT AT THE INTERSECTION OF SAID CENTERLINE OF THIS ROAD EASEMENT AND THE CENTER OF AN ASPHALT ROADBED CALLED FRANKLIN ROAD (COUNTY ROAD 4310) AND BEARS 10 DEG. 56 MIN. 00 SEC. W 131.90 FT. AND S 00 DEG. 13 MIN. 30 SEC. W 158.71 FT. FROM A POINT IN THE CENTER OF SAID FRANKLIN ROAD FOR THE NORTHEAST CORNER OF TRACT 1 THAT BEARS S 87 DEG. 13 MIN. 00 SEC. E 28.61 FT. FROM A 5/8" ROD FOUND FOR REFERENCE AND SAID INTERSECTION BEARS S. 43 DEG. 56 MIN. 55 SEC. E 43.05 FT. FROM A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF LOT 78C OF THE RE-SUBDIVISION OF LOT 78:

THENCE ALONG THE CENTER OF SAID PECAN LANE BEING OUT OF THE RE-SUBDIVISION OF LOTS 76-78 THE FOLLOWING:

N 88 DEG. 07 MIN. 21 SEC. W 445.95 FT. TO A POINT FOR CORNER;

N 88 DEG. 46 MIN. 33 SEC. W 339.57 FT. TO A POINT FOR CORNER;

N 88 DEG. 56 MIN. 08 SEC. W 518.53 FT. TO A POINT FOR CORNER;

N 88 DEG. 37 MIN. 03 SEC W 554.37 FT. TO A POINT FOR CORNER THAT BEARS S 46 DEG. 33 MIN. 01 SEC. E 44.76 FT. FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 76A;

S 04 DEG. 28 MIN. 59 SEC. E 265.77 FT. PASS A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 76G THAT BEARS N 85 DEG. 31 MIN. 30 SEC. E 30.00 FT., CONTINUING AT A TOTAL OF 413.09 FT. A POINT FOR CORNER;

S 58 DEG. 20 MIN. 53 SEC. W 42.46 FT. TO A POINT FOR CORNER;

S 44 DEG 48 MIN 23 SEC. W 68.01 FT. TO A POINT FOR CORNER;

S 38 DEG. 47 MIN. 23 SEC. W 39.36 FT. TO A POINT FOR THE INTERSECTION OF THE CENTERLINE OF SAID PECAN LANE AND DOGWOOD TRAIL BEING THE NORTHEAST CORNER OF LOT 71 AND BEARS S 26 DEG. 54 MIN. 52 SEC. W 280.84 FT. FROM SAID 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 76G;

THENCE ALONG THE CENTERLINE OF DOGWOOD TRAIL THE FOLLOWING;

N 81 DEG. 25 MIN. 37 SEC. W 57.08 FT. TO A POINT FOR CORNER;

S 70 DEG. 38 MIN. 23 SEC. W 246.10 FT. TO A POINT FOR CORNER;

N 73 DEG. 38 MIN. 37 SEC. W 63.36 FT. TO A POINT FOR CORNER THAT BEARS N 21 DEG. 13 MIN. 23 SEC. E 36.93 FT. FROM A 5/8" REBAR FOUND FOR REFERENCE TO THE NORTHWEST CORNER OF LOT 71;

N 32 DEG. 25 MIN. 07 SEC. W 83.04 FT. TO A POINT FOR CORNER;

N 40 DEG. 21 MIN. 07 SEC. W 57.79 FT. TO A POINT FOR CORNER;

N 83 DEG. 56 MIN. 37 SEC. W 203.17 FT TO A POINT FOR CORNER;

N 86 DEG. 29 MIN 07 SEC. W 366.75 FT. TO A POINT FOR CORNER THAT BEARS N 73 DEG. 23 MIN. 47 SEC. W 132.25 FT. FROM A 5/8" REBAR FOUND FOR REFERENCE TO THE NORTHWEST CORNER OF LOT 67;

N 86 DEG. 29 MIN. 37 SEC. W 180.35 FT. TO A POINT FOR CORNER;

N 89 DEG. 01 MIN. 37 SEC. W 438.07 FT. TO A POINT FOR THE END OF THIS ROAD EASEMENT AND BEARS N 27 DEG. 28 MIN. 52 SEC. E. 5.27 FT. FROM A 1/2" REBAR FOUND WITH CAP "LEMLEY 3677" CALLED TO BE ON THE NORTH LINE OF THIS ROAD EASEMENT AND CALLED TO BE THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT 8.67 ACRE LOT 61 IN FIELD NOTES WRITTEN DATED 20TH DAY OF FEBRUARY, 2004 BY ROY L. LEMLEY, R.P.L.S. NO. 3677.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq. OR AWEST OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Sheryl LaMont whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

04/22/2025

Executed on

/s/ Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

April 24, 3035

Executed on



SUBSTITUTE TRUSTEE

Agency Sales & Posting
Harriett Fletcher, Sheryl LaMont, Robert LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Lisa DeLong, Terri Worley OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 24, 3035 I filed at the office of the Harrison County Clerk and caused to be posted at the Harrison County courthouse this notice of sale.

Declarants Name: Sheryl LaMont

Date: _____

FILED FOR RECORD

NOTICE OF FORECLOSURE SALE 2025 JUN -9 AM 11:21

1. **REAL PROPERTY TO BE SOLD:** The Real Property to be sold is described as follows:

TRACT ONE:

All that certain lot, tract or parcel of land being 0.551 Acres, Lot 4, Block 2, Mallard Cove Subdivision, according to the plat of said addition recorded in Cabinet B, Slide 192-A, in the V. Pedraso Survey, A-540, Harrison County, Texas.

TRACT TWO:

All that certain lot, tract or parcel of land being 0.555 Acres, Lot 5, Block 2, Mallard Cove Subdivision, according to the plat of said addition recorded in Cabinet B, Slide 192-A, in the V. Pedraso Survey, A-540, Harrison County, Texas.

2. **LEGAL INSTRUMENTS TO BE FORECLOSED:**

Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated October 10, 2023, and recorded at Harrison County Clerk's Document Number 2023-000012804, Official Public Records of Harrison County Texas; and

Modification of Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated January 10, 2024, and recorded at Harrison County Clerk's Document Number 2024-000000834, Official Public Records of Harrison County Texas;

3. **DATE OF THE SALE:** The Date the Sale is to be conducted is as follows:

July 1, 2025

4. **TIME OF THE SALE:** The Sale will be conducted at the following time:

The Sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The Sale will be completed by no later than 1:00 p.m.

5. **PLACE OF THE SALE:**

The Sale will be conducted at the Harrison County Courthouse in Marshall, Texas, at place designated by the Harrison County Commissioner's Court.

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,

BY  CLERK HARRISON, CO.

withdrawal, or rescheduling of the Sale. Notice of the date of any rescheduled Foreclosure Sale will be posted and filed in accordance with the posting and filing requirements of the Texas Property Code. The posting or filing of the date, time and place of a postponed Sale may be after the date, time and place originally scheduled for this Sale.

6. **TERMS OF THE 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 of the Deed of Trust 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.

A Buyer desiring to purchase the Real Property will need to demonstrate the ability to pay cash on the day the Real Property is sold.

The Sale of the Real Property will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Real Property, if any exist, to the extent that the prior matters of record remain in force and effect and have not been subordinated to the Deed of Trust. The Sale shall not cover any part of the Real Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable public real property records to determine the nature and extend of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee or Substitute Trustee to sell the Real Property in one or more parcels and/or to sell all or only part of the Real Property.

Pursuant to Section 51.009 of the Texas Property Code, the Real 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 Real Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or Substitute 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.

7. **TYPE OF SALE:** The Sale is a non-judicial Deed-of-Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER .

8. **OBLIGATION SECURED:** The Deed of Trust provided that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to the Promissory Note, dated October 10, 2023, in the original principal amount of \$80,000.00, executed by W3B VENTURES, LLC and LAUREN ANNE WEBER and

payable to the order of Texana Bank, N. A.

Texana Bank, N.A. is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee, to conduct this Sale. Notice is given that before the sale the Beneficiary may appoint another person as the Substitute Trustee to conduct the Sale.

FAIR DEBT COLLECTION ACT PRACTICES NOTIFICATION

This notice is sent to you in an attempt to collect the indebtedness due as stated above, and any information obtained from you will be used for that purpose. Within thirty (30) days of receipt of this notice, you may notify Lender or the undersigned in writing of any dispute you may have regarding the validity of the indebtedness. If you fail to dispute the indebtedness within said thirty days, Lender and the undersigned will assume that the indebtedness is valid. If you dispute the indebtedness, the undersigned will provide you with verification of the indebtedness. Upon your request within said thirty days, the undersigned will provide you with the name and address of the original Lender, if different from Lender. Any request for verification of this indebtedness shall in no way extend the deadline for the payment of this debt.

NOTICE REQUIRED BY TEXAS PROPERTY CODE SECTION 51.002(b)(1)

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.

PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Tom B. Watson
1003 Stone Road
Kilgore, Texas 75662

Dated: June 9, 2025.



Tom B. Watson
Substitute Trustee

NOTICE OF FORECLOSURE SALE 2025 JUN -9 AM 11:20

is described as
CO. CLERK HARRISON, CO1. **REAL PROPERTY TO BE SOLD:** The Real Property to be sold follows:

TRACT ONE:

All that certain lot, tract or parcel of land being 0.551 Acres, Lot 4, Block 2, Mallard Cove Subdivision, according to the plat of said addition recorded in Cabinet B, Slide 192-A, in the V. Pedraso Survey, A-540, Harrison County, Texas.

TRACT TWO:

All that certain lot, tract or parcel of land being 0.555 Acres, Lot 5, Block 2, Mallard Cove Subdivision, according to the plat of said addition recorded in Cabinet B, Slide 192-A, in the V. Pedraso Survey, A-540, Harrison County, Texas.

2. **LEGAL INSTRUMENTS TO BE FORECLOSED:**

Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated August 21, 2023, and recorded at Harrison County Clerk's Document Number 2023-000010237, Official Public Records of Harrison County Texas;

Modification of Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated October 10, 2023, and recorded at Harrison County Clerk's Document Number 2023-000012805, Official Public Records of Harrison County Texas;

Modification of Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated January 10, 2024, and recorded at Harrison County Clerk's Document Number 2023-000000833, Official Public Records of Harrison County Texas; and,

3. **DATE OF THE SALE:** The Date the Sale is to be conducted is as follows:

July 1, 2025

4. **TIME OF THE SALE:** The Sale will be conducted at the following time:

The Sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The Sale will be completed by no later than 1:00 p.m.

5. **PLACE OF THE SALE:**

The Sale will be conducted at the Harrison County Courthouse in Marshall, Texas, at place designated by the Harrison County Commissioner's Court.

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 of the Sale. Notice of the date of any rescheduled Foreclosure Sale will be posted and filed in accordance with the posting and filing requirements of the Texas Property Code. The posting or filing of the date, time and place of a postponed Sale may be after the date, time and place originally scheduled for this Sale.

6. **TERMS OF THE 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 of the Deed of Trust 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.

A Buyer desiring to purchase the Real Property will need to demonstrate the ability to pay cash on the day the Real Property is sold.

The Sale of the Real Property will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Real Property, if any exist, to the extent that the prior matters of record remain in force and effect and have not been subordinated to the Deed of Trust. The Sale shall not cover any part of the Real Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable public real property records to determine the nature and extend of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee or Substitute Trustee to sell the Real Property in one or more parcels and/or to sell all or only part of the Real Property.

Pursuant to Section 51.009 of the Texas Property Code, the Real 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 Real Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or Substitute 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.

7. **TYPE OF SALE:** The Sale is a non-judicial Deed-of-Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER .

8. **OBLIGATION SECURED:** The Deed of Trust provided that it secures the payment of the

indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to the Promissory Note, dated August 21, 2023, in the original principal amount of \$70,000.00, executed by W3B VENTURES, LLC and LAUREN ANNE WEBER and payable to the order of Texana Bank, N. A.

Texana Bank, N.A. is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee, to conduct this Sale. Notice is given that before the sale the Beneficiary may appoint another person as the Substitute Trustee to conduct the Sale.

FAIR DEBT COLLECTION ACT PRACTICES NOTIFICATION

This notice is sent to you in an attempt to collect the indebtedness due as stated above, and any information obtained from you will be used for that purpose. Within thirty (30) days of receipt of this notice, you may notify Lender or the undersigned in writing of any dispute you may have regarding the validity of the indebtedness. If you fail to dispute the indebtedness within said thirty days, Lender and the undersigned will assume that the indebtedness is valid. If you dispute the indebtedness, the undersigned will provide you with verification of the indebtedness. Upon your request within said thirty days, the undersigned will provide you with the name and address of the original Lender, if different from Lender. Any request for verification of this indebtedness shall in no way extend the deadline for the payment of this debt.

NOTICE REQUIRED BY TEXAS PROPERTY CODE SECTION 51.002(b)(1)

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.

PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Tom B. Watson
1003 Stone Road
Kilgore, Texas 75662

Dated: June 9, 2025.



Tom B. Watson
Substitute Trustee

NOTICE OF FORECLOSURE SALE

1. **REAL PROPERTY TO BE SOLD:** The Real Property to be sold is described as:

EXETER, PENNSA
CO. CLERK HARRISON CO

All that certain lot, tract or parcel of land being 0.551 Acres, Lot 4, Block 2, Mallard Cove Subdivision, according to the plat of said addition recorded in Cabinet B, Slide 192-A, in the V. Pedraso Survey, A-540, Harrison County, Texas.

2. **LEGAL INSTRUMENTS TO BE FORECLOSED:**

Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated January 19, 2024, and recorded at Harrison County Clerk's Document Number 2024-000000835, Official Public Records of Harrison County Texas; and

3. **DATE OF THE SALE:** The Date the Sale is to be conducted is as follows:

July 1, 2025

4. **TIME OF THE SALE:** The Sale will be conducted at the following time:

The Sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The Sale will be completed by no later than 1:00 p.m.

5. **PLACE OF THE SALE:**

The Sale will be conducted at the Harrison County Courthouse in Marshall, Texas, at place designated by the Harrison County Commissioner's Court.

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 of the Sale. Notice of the date of any rescheduled Foreclosure Sale will be posted and filed in accordance with the posting and filing requirements of the Texas Property Code. The posting or filing of the date, time and place of a postponed Sale may be after the date, time and place originally scheduled for this Sale.

6. **TERMS OF THE 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 of the Deed of Trust 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.

A Buyer desiring to purchase the Real Property will need to demonstrate the ability to pay cash on the day the Real Property is sold.

The Sale of the Real Property will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Real Property, if any exist, to the extent that the prior matters of record remain in force and effect and have not been subordinated to the Deed of Trust. The Sale shall not cover any part of the Real Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable public real property records to determine the nature and extend of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee or Substitute Trustee to sell the Real Property in one or more parcels and/or to sell all or only part of the Real Property.

Pursuant to Section 51.009 of the Texas Property Code, the Real 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 Real Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or Substitute 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.

7. TYPE OF SALE: The Sale is a non-judicial Deed-of-Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER .

8. OBLIGATION SECURED: The Deed of Trust provided that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to the Promissory Note, dated January 19, 2024, in the original principal amount of \$31,320.00, executed by W3B VENTURES, LLC and LAUREN ANNE WEBER and payable to the order of Texana Bank, N. A.

Texana Bank, N.A. is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

9. DEFAULT AND REQUEST TO ACT: Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee, to conduct this Sale. Notice is given that before the sale the Beneficiary may appoint another person as the Substitute Trustee to conduct the Sale.

FAIR DEBT COLLECTION ACT PRACTICES NOTIFICATION

This notice is sent to you in an attempt to collect the indebtedness due as stated above,

and any information obtained from you will be used for that purpose. Within thirty (30) days of receipt of this notice, you may notify Lender or the undersigned in writing of any dispute you may have regarding the validity of the indebtedness. If you fail to dispute the indebtedness within said thirty days, Lender and the undersigned will assume that the indebtedness is valid. If you dispute the indebtedness, the undersigned will provide you with verification of the indebtedness. Upon your request within said thirty days, the undersigned will provide you with the name and address of the original Lender, if different from Lender. Any request for verification of this indebtedness shall in no way extend the deadline for the payment of this debt.

NOTICE REQUIRED BY TEXAS PROPERTY CODE SECTION 51.002(b)(1)

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.

PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Tom B. Watson
1003 Stone Road
Kilgore, Texas 75662

Dated: June 9, 2025.



Tom B. Watson
Substitute Trustee

NOTICE OF FORECLOSURE SALE 2025 JUN -9 AM 11:18

1. **REAL PROPERTY TO BE SOLD:** The Real Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.551 ACRES, LOT 4, BLOCK 2, MALLARD COVE SUBDIVISION, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN CABINET B, SLIDE 192-A, IN THE V. PEDRASO SURVEY, A-540, HARRISON COUNTY, TEXAS.

BY *DM* CLERK OF DISTRICT COURT, HARRISON COUNTY, TEXAS

All that certain lot, tract or parcel of land being 0.551 Acres, Lot 4, Block 2, Mallard Cove Subdivision, according to the plat of said addition recorded in Cabinet B, Slide 192-A, in the V. Pedraso Survey, A-540, Harrison County, Texas.

2. **LEGAL INSTRUMENTS TO BE FORECLOSED:**

Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated June 10, 2022, and recorded at Harrison County Clerk's Document Number 2022-000007739, Official Public Records of Harrison County Texas;

Modification of Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated June 10, 2023, and recorded at Harrison County Clerk's Document Number 2023-000008964, Official Public Records of Harrison County Texas;

Modification of Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated October 10, 2023, and recorded at Harrison County Clerk's Document Number 2023-000012806, Official Public Records of Harrison County Texas; and,

Modification of Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER dated January 10, 2024, and recorded at Harrison County Clerk's Document Number 2024-000000831, Official Public Records of Harrison County Texas.

3. **DATE OF THE SALE:** The Date the Sale is to be conducted is as follows:

July 1, 2025

4. **TIME OF THE SALE:** The Sale will be conducted at the following time:

The Sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The Sale will be completed by no later than 1:00 p.m.

5. **PLACE OF THE SALE:**

The Sale will be conducted at the Harrison County Courthouse in Marshall, Texas, at place designated by the Harrison County Commissioner's Court.

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 of the Sale. Notice of the date of any rescheduled Foreclosure

Sale will be posted and filed in accordance with the posting and filing requirements of the Texas Property Code. The posting or filing of the date, time and place of a postponed Sale may be after the date, time and place originally scheduled for this Sale.

6. **TERMS OF THE 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 of the Deed of Trust 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.

A Buyer desiring to purchase the Real Property will need to demonstrate the ability to pay cash on the day the Real Property is sold.

The Sale of the Real Property will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Real Property, if any exist, to the extent that the prior matters of record remain in force and effect and have not been subordinated to the Deed of Trust. The Sale shall not cover any part of the Real Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable public real property records to determine the nature and extend of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee or Substitute Trustee to sell the Real Property in one or more parcels and/or to sell all or only part of the Real Property.

Pursuant to Section 51.009 of the Texas Property Code, the Real 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 Real Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or Substitute 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.

7. **TYPE OF SALE:** The Sale is a non-judicial Deed-of-Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by W3B VENTURES, LLC and LAUREN ANNE WEBER .

8. **OBLIGATION SECURED:** The Deed of Trust provided that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to the Promissory Note, dated June 10, 2022, in the original principal amount of \$462,400.00, executed by W3B VENTURES, LLC and LAUREN ANNE WEBER and payable to the order of Texana Bank, N. A.

Texana Bank, N.A. is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee, to conduct this Sale. Notice is given that before the sale the Beneficiary may appoint another person as the Substitute Trustee to conduct the Sale.

FAIR DEBT COLLECTION ACT PRACTICES NOTIFICATION

This notice is sent to you in an attempt to collect the indebtedness due as stated above, and any information obtained from you will be used for that purpose. Within thirty (30) days of receipt of this notice, you may notify Lender or the undersigned in writing of any dispute you may have regarding the validity of the indebtedness. If you fail to dispute the indebtedness within said thirty days, Lender and the undersigned will assume that the indebtedness is valid. If you dispute the indebtedness, the undersigned will provide you with verification of the indebtedness. Upon your request within said thirty days, the undersigned will provide you with the name and address of the original Lender, if different from Lender. Any request for verification of this indebtedness shall in no way extend the deadline for the payment of this debt.

NOTICE REQUIRED BY TEXAS PROPERTY CODE SECTION 51.002(b)(1)

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.

PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Tom B. Watson
1003 Stone Road
Kilgore, Texas 75662

Dated: June 9, 2025



Tom B. Watson
Substitute Trustee

FILED FOR RECORD

2025 JUN 10 PM 4:00
NOTICE OF FORECLOSURE SALE

HEATHER HEMINGWAY
CLERK HARRISON CO

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:

Date: January 27, 2022

Grantor(s): Clarence Hutchinson and Brandi Hutchinson

Beneficiary: Austin Bank, Texas N.A.

Substitute Trustee: Drew Gillen

Recording Information: Deed of Trust recorded in Document No. 2022-000001805, 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 that lot, tract or parcel of land being described as Lot 25 of the Big Rock Lake Subdivision, Harrison County, Texas, as shown on Subdivision Plat filed In Cabinet B, Slide 188-B, Plat Records, Harrison County, Texas.

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

Date: July 1, 2025

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 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 refilled 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 Clarence Hutchinson and Brandi Hutchinson. The deed of trust is dated January 27, 2022, and is recorded in the office of the County Clerk of Harrison County, Texas, in Document No. 2022-000001805, 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 January 27, 2022 promissory note in the original principal amount of \$232,110.00, executed by Clarence Hutchinson and Brandi Hutchinson, 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: June 10, 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.