

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

FILED FOR RECORD

Date: January 14, 2025

2025 JAN 14 AM 11:17

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

Heather Henigan  
CO. CLERK HARRISON CO

Lender: WJR Properties, LLC—Series 35

BY CHM 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: February 4, 2025

Time of Sale: 1:00 P.M.

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

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

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

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



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Lori Corpier, Trustee

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

Date: January 14, 2025

2025 JAN 14 AM 11:16

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

Heather Henigan

CO. CLERK HARRISON CO

Lender: WJR Properties, LLC—Series 166

BY Cms DEPUTY

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;

**THENCE: N 89 DEG. 24' E 149.9 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND A TRACT DESCRIBED IN VOLUME 1349, PAGE 203, TO A 3/8" IRON ROD FOUND ON THE EAST LINE OF LOT 13 FOR THESE CORNER OF THE TRACT DESCRIBED IN VOLUME 1349, PAGE 203, AND THE NE CORNER OF THIS TRACT FROM WHICH BEARS A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 13 AND THESE CORNER OF LOT 12, N 00 DEG. 25' W 9.9 FEET;**

**THENCE: S 00 DEG. 00' E 77.8 FEET ALONG THE EAST LINE OF SAID LOT 13 TO THE POINT OF BEGINNING.**

Date of Sale: February 4, 2025

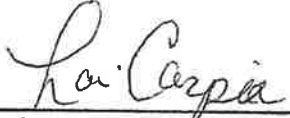
Time of Sale: 1:00 P.M.

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

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

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

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

  
\_\_\_\_\_  
Lori Corpier, Trustee

# NOTICE OF 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.**

## Deed of Trust

Dated: January 3, 2024  
Grantor: Cynthia McClain  
Trustee: Paul W. Turner  
Lender/Beneficiary: Michael Frazier \*

\* Michael Frazier, who is one-and-the-same person as Michael Doneal Frazier and the Payee in the Note and Beneficiary of the Deed of Trust and holder of the Vendor's Lien described herein, died June 13, 2024 leaving a will that was probated July 22, 2024 by the County Court of Harrison County, Texas in No. 2024-19101-CCL. Under the terms of the will, all property of Michael Doneal Frazier was devised and bequeathed to Dorothy Frazier Champion. Robert Frazier, III qualified as Independent Executor of the Estate of Michael Doneal Frazier. Robert Frazier, III, in his capacity as Independent Executor of the Estate of Michael Doneal Frazier, distributed the Note and Liens described herein to Dorothy Frazier Champion by an Executor's Distribution Assignment of Note and Liens that was filed and recorded November 19, 2024 in Clerk's Document No. 2024-000013337 of the Official Public Records of Harrison County, Texas. As a result, Dorothy Frazier Champion is the current owner and holder of the Note, Dorothy Frazier Champion is the person entitled to payment of all sums due under the Note, and Dorothy Frazier Champion is the Beneficiary of the Deed of Trust and holds the Vendor's Lien on the property described herein.

FILED FOR RECORD  
2025 JAN -8 AM 9:47  
ELIZABETH JAMES  
CO. CLERK HARRISON CO  
BY *[Signature]* DEPUTY

Recorded in: Clerk's Document No. 2024-000000508, Official Public Records, Harrison County, Texas

Property

Street Address: 2202 Rogers Street, Marshall, Texas 75670

Property

Legal Description: All that certain lot, tract or parcel of land, situated in Harrison County, Texas, a part of the Peter Whetstone Survey, and being all of Lot. No. Two (2) in Block No. Two (2) of the Eldridge Bell Subdivision, as shown by Plat thereof recorded in Volume 306, Page 234, of the Deed Records of Harrison County, Texas, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Block 2 of said subdivision in the South margin of Rodgers Street;

THENCE East with the South margin of Rodgers Street 89 feet to the West margin of Gaut Street,

THENCE South with the West margin of Gaut Street 81 feet to corner;

THENCE West 89 feet to the Southeast corner of Lot 1 of Block 2, said subdivision;

THENCE North with the East boundary line of said Lot 1, 81 feet to the place of beginning. BEING the same land described in Deed from Joseph Washington et ux, to Rudolph Bennett, et ux, dated July 18, 1959, recorded in Volume 529, Page 179, of the Deed Records of Harrison County, Texas. And being the same property conveyed by Michael Frazier, as Grantor, to Cynthia McClain, as Grantee, by that certain Special Warranty Deed with Vendor's Lien recorded in Clerk's Document No. 2024-000000507 of the Official Public Records of Harrison County, Texas.

Secures: Note dated January 3, 2024 in the original principal amount of \$25,000.00 ("Note"), executed by Cynthia McClain ("Borrower") and payable to the order of Lender

Current Lender/

Beneficiary: Dorothy Frazier Champion

Substitute Trustee: Michael E. Warwick (per Removal and Appointment of Substitute Trustee filed and recorded December 11, 2024 in Clerk's Document No. 2024-000014082, Official Public Records, Harrison County, Texas)

Substitute Trustee's

Address: 107 W. Austin Street, Marshall, Texas 75670 (street/physical address)

P.O. Box 1386, Marshall, Texas 75671-1386 (mailing address)

**Foreclosure Sale Information**

- Date of Sale: Tuesday, the 4<sup>th</sup> day of February, 2025
- Time of Sale: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter
- Place of Sale: Immediately outside the easternmost entrance to the Harrison County Courthouse in the city of Marshall, Texas
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender/Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

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

**WHEREAS**, default has occurred in payment of the Note and in the performance of the obligations of the Deed of Trust; and

**WHEREAS**, all notices according to law and the terms of the Deed of Trust were timely given to Grantor, including but not limited to opportunity to cure, demand for payment, acceleration and Grantor was notified that Lender/Beneficiary would proceed to exercise its rights and remedies under the Note and Deed of Trust if not paid in full; and,

**WHEREAS**, the Note and all sums due and payable thereunder have not been paid and the Lender/Beneficiary requested the Substitute Trustee duly appointed to provide this Notice of Substitute Trustee's Sale, conduct a sale, and to sell the property to satisfy the indebtedness.

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

1. All sums under the Note secured by the Deed of Trust are due and payable, and Grantor refused payment of said sums.
2. Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust and applicable Texas law 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 be conducted within three hours after that time.

3. If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.
4. The Property will be sold "**AS IS, WHERE IS**" to the highest bidder for cash. Neither the Substitute Trustee nor Lender/Beneficiary makes any representations as to title or the suitability of the Property for any purpose. Potential bidders should conduct their own independent investigation and satisfy themselves as to title and suitability of purpose. Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.
5. This sale shall be subject to any legal impediments to the sale of the Property and 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 of the Deed of Trust. The sale shall not cover any part of the 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 property records to the nature and extent of such matters, if any.
6. Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee hereunder 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 Substitute Trustee.
7. Questions concerning the sale may be directed to the undersigned Substitute Trustee whose address, telephone number and contact information are listed below the signature line.

Dated: January 8, 2025



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**MICHAEL E. WARWICK**

**Substitute Trustee**

Physical address: 107 W. Austin Street,  
Marshall, Texas 75670

Mailing address: P.O. Box 1386, Marshall,  
Texas 75671-1386

Telephone number: (903) 938-6611

Email: [mikewarwick@abneywarwick.com](mailto:mikewarwick@abneywarwick.com)



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD  
2025 JAN -7 PM 12:03  
Heather Henigan  
CO. CLERK HARRISON CO  
BY Chris DEPUTY

Date: January 7, 2025

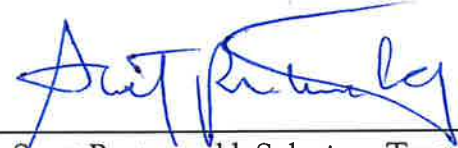
Deed of Trust

Date: November 18, 2022  
Grantor: Rhonda Leashell Dafvis  
Trustee: Royce H. Brown  
Substitute Trustee: Scott Rectenwald or Amy Baltz  
Beneficiary: John Simmons and Jackie L. Simmons  
County Where Property is Located: Harrison  
Recorded In: Instrument No. 2022-000015332, of the Official Public Records of Harrison County.  
Property: All that lot, tract or parcel of land, being .997 acres more or less in the Anderson Whetstone Survey, A-747, described in that Special Warranty Deed from John Simmons and Jackie L. Simmons dated November 18, 2022 and filed under instrument no. 2022-000015331  
Substitute Trustee's Mailing Address (including county): 110 West Fannin St., Marshall, Harrison County, Texas 75670.

Date of Sale of Property (First Tuesday of the month, between 10:00 a.m. and 2:00 p.m.): February 4, 2025

Place of Sale of Property (including County): At the Harrison County Courthouse, Marshall, Texas, at the place designated by the Commissioners of said County, the designation having been recorded in the office of the County Clerk of said County, which designation is adopted in this Notice by reference.

Because of default in performance of the obligations of the aforementioned Deed of Trust, Scott Rectenwald, as Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by said Deed of Trust.

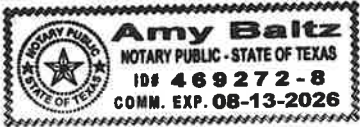
  
\_\_\_\_\_  
Scott Rectenwald, Substitute Trustee

THE STATE OF TEXAS §

§

COUNTY OF HARRISON §

This instrument was acknowledged before me on January 7, 2025, by Scott Rectenwald.



Amy Baltz  
NOTARY PUBLIC, State of Texas  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Typed or Printed Name of Notary

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
2025 JAN -2 AM 11:13  
ELIZABETH JAMES  
CO. CLERK HARRISON CO  
BY JB DEPUTY

Date: December 26, 2024

Deed of Trust

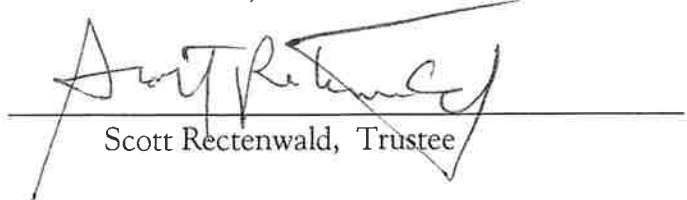
Date: February 9, 2002  
Grantor: Jason Wilson  
Trustee: Scott Rectenwald  
Beneficiary: Roy Thigpen and Connie Thigpen, Trustees of the RET R&R Tierra Trust  
County Where Property is Located: Harrison  
Recorded In: Instrument number 2022-000001822, of the Official Public Records of Harrison County  
Property: All that certain lot, tract or parcel of land being 32.680 Acre in the Henry Morgan Survey, A-441, Harrison County, Texas, legal description to said property being found in instrument number 2019-000006998 Official Public Records of Harrison County, Texas

Trustee's Mailing Address (including county): 110 West Fannin St., Marshall, Harrison County, Texas 75670.

Date of Sale of Property (First Tuesday of the month, between 10:00 a.m. and 2:00 p.m.): February 4, 2025

Place of Sale of Property (including County): At the Harrison County Courthouse, Marshall, Texas, at the place designated by the Commissioners of said County, the designation having been recorded in the office of the County Clerk of said County, which designation is adopted in this Notice by reference.

Because of default in performance of the obligations of the aforementioned Deed of Trust, Scott Rectenwald as Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by said Deed of Trust.

  
\_\_\_\_\_  
Scott Rectenwald, Trustee

THE STATE OF TEXAS

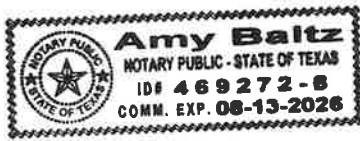
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COUNTY OF HARRISON

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This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024 by Scott Rectenwald.



Amy Baltz  
NOTARY PUBLIC, State of Texas  
My Commission Expires: 8/13/2026

\_\_\_\_\_  
Typed or Printed Name of Notary

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

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

BY CMG DEPUTY

**DEED OF TRUST INFORMATION:**

Date: 03/24/2023  
Grantor(s): JACOB Q. RANDOLPH AND KATY R. RANDOLPH, HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MANN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$204,497.00  
Recording Information: Instrument 2023-000003961  
Property County: Harrison  
Property: (See Attached Exhibit "A")  
Reported Address: 100 PRIVATE ROAD 4032 LOT 22, MARSHALL, TX 75670

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Idaho Housing and Finance Association  
Mortgage Servicer: Idaho Housing and Finance Association  
Current Beneficiary: Idaho Housing and Finance Association  
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

Date of Sale: Tuesday, the 4th day of February, 2025  
Time of Sale: 10:00 AM or within three hours thereafter.  
Place of Sale: INSIDE THE HARRISON COUNTY COURTHOUSE, FIRST FLOOR, BETWEEN THE EASTERN FRONT DOOR OF SAID COURTHOUSE AND THE INTERIOR BULLETIN BOARD USED FOR POSTING FORECLOSURE NOTICES AND OTHER PUBLICATIONS in Harrison County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harrison County Commissioner's Court, at the area most recently designated by the Harrison County Commissioner's Court.

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Christine Wheelless, Kevin Key or Jay Jacobs, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Christine Wheelless, Kevin Key or Jay Jacobs, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

**Substitute Trustee(s):** Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Christine Wheelless, Kevin Key or Jay Jacobs, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

*Sheryl LaMont*  
Posted by Sheryl LaMont, 1-13-2025

**Certificate of Posting**

I am Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on January 13, 2025 I filed and / or recorded 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.

By: \_\_\_\_\_  
Sheryl LaMont, Jan. 13, 2025

**Exhibit "A"**

BEING 1.06 ACRES OF LAND SITUATED IN THE HENRY TEAL SURVEY, A-704, HARRISON COUNTY, AND BEING ALL OF A CALLED 1.065 ACRE (LOT 22) OF WINDSOR PARK (UNRECORDED) AND DESCRIBED IN A DEED TO PAM FORD, RECORDED IN VOLUME 2255, PAGE 203, HARRISON COUNTY OFFICIAL PUBLIC RECORDS, (HCOPR), SAID 1.06 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. 20254, (BEARING BASIS: SPC TEXAS NORTH CENTRAL 4202, NAD83, GRID):

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.718 ACRE TRACT (LOT 23) OF THE WINDSOR ESTATES (UNRECORDED), DESCRIBED IN A DEED TO PAM FORD, RECORDED IN VOLUME 2255, PAGE 203 (HCOPR) AND ON THE NORTH RIGHT OF WAY OF DALTON CIRCLE, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 23 BEARS N 87 DEGREES 36' 35" E, 125.52 FEET;

THENCE S 87 DEGREES 46' 23" W, WITH THE NORTH RIGHT OF WAY OF SAID DALTON CIRCLE, 182.51 FEET TO A 1/2" IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT AND SAID RIGHT OF WAY, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 98 DEGREES 16' 12", A CHORD BEARING AND DISTANCE OF N 43 DEGREES 12' 26" W - 37.81 FEET AND AN ARC LENGTH OF 42.88 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY OF ZACHARY DRIVE;

THENCE N 06 DEGREES 13' 38" E, WITH THE EAST RIGHT OF WAY OF SAID ZACHARY DRIVE, 268.78 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 0.710 ACRE TRACT, (LOT 25) OF SAID WINDSOR PARK DESCRIBED IN A DEED TO PAM FORD, RECORDED IN VOLUME 2255, PAGE 203 (HCOPR);

THENCE WITH THE COMMON LINE BETWEEN SAID 1.065 ACRE TRACT AND SAID 0.710 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

S 46 DEGREES 20' 46" E, A DISTANCE OF 66.09 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MTX SURVEYING";

S 76 DEGREES 06' 40" E, A DISTANCE OF 67.15 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MTX SURVEYING";

S 69 DEGREES 03' 54" E, AT 28.26 FEET PASSING A 1/2" IRON ROD FOUND (BENT) FOR THE SOUTHEAST CORNER OF SAID 0.710 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.551 ACRE TRACT (LOT 24) DESCRIBED IN A DEED TO KENNETH R. DUCKWORTH, RECORDED IN HARRISON COUNTY CLERK FILE NO. 2011-00008065 (HCCF) AND CONTINUING AN OVERALL DISTANCE OF 61.79 FEET TO A 1/2" IRON ROD FOUND (BENT) FOR THE NORTHWEST CORNER OF SAID 0.718 ACRE (LOT 23);

THENCE S 02 DEGREES 21' 28" E, WITH THE COMMON LINE BETWEEN SAID 1.065 ACRE TRACT AND SAID 0.718 ACRE TRACT, 204.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.06 ACRES OF LAND, MORE OR LESS.

**EASEMENT 1 - DALTON CIRCLE**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 2 MILES NORTH OF THE COURTHOUSE IN THE CITY OF MARSHALL, BEING 2.656 ACRE OF LAND, A PART OF THE HENRY TEAL SURVEY, A-704, AND BEING A PART OF THAT CERTAIN 33.823 ACRE TRACT DESCRIBED IN DEED FROM U.C. LOWERY, JR. TO PAM FORD, DATED SEPTEMBER 4, 1996, AND RECORDED IN VOLUME 1559, PAGE 157 OF THE HARRISON COUNTY OFFICIAL PUBLIC RECORDS, SAID 2.656 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEARS SOUTH 34 DEGREES 29' 25" WEST - 157.91 FEET FROM A 1/2" IRON ROD FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 33.823 ACRE TRACT;

THENCE SOUTH 07 DEGREES 43' 41" WEST - 498.49 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 136.14 FEET, AN ARC LENGTH OF 195.49 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 51' 51" WEST - 179.12 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE WEST - 586.20 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 205.80 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 38' 54" WEST - 184.97 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 42' 13" EAST - 214.04 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 400.55 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 17' 47" EAST 120.21 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 43' 13" WEST - 35.36 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 42' 13" WEST - 104.04 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 110.82 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 38' 54" EAST - 99.60 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE EAST - 586.20 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 76.14 FEET, AN ARC LENGTH OF 109.33 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 51' 51" EAST - 100.18 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE NORTH 07 DEGREES 43' 41" EAST - 493.78 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 86 DEGREES 45' 34" EAST - 60.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.656 ACRES OF LAND.

#### EASEMENT 2 - HUNTER LANE

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 2 MILES NORTH OF THE COURTHOUSE IN THE CITY OF MARSHALL, BEING 0.642 ACRE OF LAND, A PART OF THE HENRY TEAL SURVEY, A-704, AND BEING A PART OF THAT CERTAIN 33.823 ACRE TRACT DESCRIBED IN DEED FROM U.C. LOWERY, JR. TO PAM FORD, DATED SEPTEMBER 4, 1996, AND RECORDED IN VOLUME 1559, PAGE 157 OF THE HARRISON COUNTY OFFICIAL PUBLIC RECORDS, SAID 0.642 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING ON THE EAST MARGIN OF ZACHARY DRIVE, A 60 FOOT WIDE PROPOSED ROAD, SAID IRON ROD BEARS SOUTH 76 DEGREES 51' 55" WEST - 560.18 FEET FROM A 1/2" IRON ROD FOUND FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 33.823 ACRE TRACT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 21.04 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 36' 58" EAST - 20.08 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 51 DEGREES 44' 45" EAST - 409.04 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 42.07 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 59' 28" EAST - 34.73 FEET TO A 1/2" IRON ROD SET FOR CORNER ON THE WEST MARGIN OF DALTON CIRCLE, ANOTHER 60 FOOT WIDE PROPOSED ROAD;

THENCE SOUTH 07 DEGREES 43' 41" WEST, WITH THE WEST MARGIN OF SAID DALTON CIRCLE, 116.09 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 20.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 00' 32" WEST - 19.84 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE NORTH 51 DEGREES 44' 45" WEST - 410.88 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 41.80 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 23' 02" WEST - 34.60 FEET TO A 1/2" IRON ROD SET FOR CORNER ON THE EAST MARGIN OF SAID ZACHARY DRIVE;

THENCE NORTH 08 DEGREES 30' 50" EAST, WITH SAID EAST MARGIN, 115.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.642 ACRE OF LAND.

#### EASEMENT 3 - ZACHARY DRIVE

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 2 MILES NORTH OF THE COURTHOUSE IN THE CITY OF MARSHALL, BEING - ACRE OF LAND, A PART OF THE HENRY TEAL SURVEY, A-704, AND BEING A PART OF THAT CERTAIN 33.823 ACRE TRACT DESCRIBED IN DEED FROM U.C. LOWERY, JR. TO PAM FORD, DATED SEPTEMBER 4, 1996, AND RECORDED IN VOLUME 1559, PAGE 157 OF THE HARRISON COUNTY OFFICIAL PUBLIC RECORDS, SAID - ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING ON THE NORTH LINE OF SAID 33.823 ACRE TRACT AND THE SOUTH MARGIN OF STANDPIPE ROAD, A COUNTY MAINTAINED ROAD, SAID IRON ROD BEARS SOUTH 86 DEGREES 45' 34" EAST

- 702.16 FEET FROM A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 33.823 ACRE TRACT;  
THENCE SOUTH 86 DEGREES 45'34" EAST, WITH THE NORTH LINE OF SAID 33.823 ACRE TRACT AND THE SOUTH MARGIN OF SAID STANDPIPE ROAD, 60.26 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
THENCE SOUTH 08 DEGREES 30'00" WEST - 690.41 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.98 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 40 DEGREES 44'35" EAST - 37.88 FEET TO A 1/2" IRON ROD SET FOR CORNER ON THE NORTH MARGIN OF DALTON CIRCLE, ANOTHER 60 FOOT WIDE PROPOSED ROAD;  
THENCE WEST, WITH THE NORTH MARGIN OF SAID DALTON CIRCLE, 111.23 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.56 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 15'25" EAST - 32.63 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
THENCE NORTH 08 DEGREES 30'50" EAST - 701.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254



FILED FOR RECORD

2024 DEC 30 AM 10:26

Hearner Hemigan  
CO. CLERK HARRISON CO

BY AW DEPUTY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan  
Johnston, Sharon St. Pierre, Terri Worley, Lisa DeLong  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX14000159-24-1

APN R000076035 |  
00361.00265.00000.000000

TO No FIN-24003853

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 20, 1987, ARTHUR L ROBINSON, JOINED PRO FORMA BY MY WIFE, SANDRA ROBINSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of J. LYNN FUTCH as Trustee, UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$37,750.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on November 25, 1987 as Document No. 13216 in Book 441, on Page 310 in Harrison County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000076035 | 00361.00265.00000.000000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Sharon St. Pierre, Terri Worley, Lisa DeLong or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX14000159-24-1

APN R000076035 |

TO No FIN-24003853

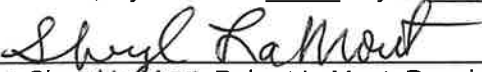
00361.00265.00000.000000  
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Harrison County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **200 West Houston, Marshall TX 75670; Immediately outside 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 Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and United States Department of Agriculture's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and United States Department of Agriculture's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 30th day of December, 2024.

  
By: Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Sharon St. Pierre, Terri Worley,  
Lisa DeLong  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All that certain lot, tract of parcel of land being 1.00 acre of land situated in Harrison County, Texas, lying about four miles northwest of the courthouse in the City of Marshall, on the south side of Texas State Highway 154, and being a part of the Samuel Jordan Survey, A-361. Said 1.00 acre tract is also part of a called 30.82 acre tract of land which was conveyed by Sandra Rosborough Robinson to Arthur Lee Robinson and described in a Warranty Deed dated February, 1973, and recorded in Volume 886, page 800 of the Deed Records of Harrison County, Texas, and said 1.00 acre tract also being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner at the most northerly northeast corner of an 8.00 acre tract of land owned by William C. Starr (Deed Ref: Vol. 1005, page 125 of said Deed Records), and on the north line of said 30.82 acre tract, same also being on the south right-of-way line of Texas State Highway 154 in a curve which is concave to the southwest;

Thence Southeasterly, 140.11 feet along the arc of said curve and said north line of said 30.82 acre tract, a chord bearing and distance of S 72 deg. 05' E, 140.11 feet, to a 1/2" iron rod set for corner;

Thence S 15 deg. 42' W, 308.14 feet to a 1/2" iron rod set for corner;

Thence N 74 deg. 18' W, 140.00 feet to a 1/2" iron rod set for corner on the most westerly east line of said 8.00 acre tract, from which a 1/2" iron rod at an all corner in the east line of said 8.00 acre tract was found and bears S 15 deg. 42' W. 97.11 feet;

Thence N 15 deg. 42' E, 313.59 feet, along said most westerly east line of said 8.00 acre tract, to the Place of Beginning and containing 1.00 acre of land.