



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

Renee Gregory



Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2600330
Foreclosure Posting
NOTICE OF FORECLOSURE

Recorded On: January 23, 2026 10:08 AM

Number of Pages: 2

Total Recording: \$8.00

" Examined and Charged as Follows: "

***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2600330
Receipt Number: 20260123000006
Recorded Date/Time: January 23, 2026 10:08 AM
User: Jamie M
Station: CCLERK02

Record and Return To:

LOWELL O DUNN, PC
PO BOX 507

CORSICANA TX 75151

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 19, 2026

Substitute Trustee: Lowell Olsen Dunn
Lender/Holder: Marsh Family Holdings, Inc., a Texas corporation

Note:

Date: May 23, 2025

Maker: Larnell Johnson, Jr. and Jyoti Arya Carter

Payee: Marsh Family Holdings, Inc., a Texas corporation

Original Principal Amount: \$47,000.00

Deed of Trust

Date: May 23, 2025

Grantor: Larnell Johnson, Jr. and Jyoti Arya Carter

Beneficiary: Marsh Family Holdings, Inc., a Texas corporation

Recording Information: Instrument No. 2505170, Official Records of Freestone County, Texas.

Property:

Tract Four (4) being a 1.000 acre tract of land situated in the S. Sanchez Survey, Abstract No. 31, Freestone County, Texas, being a portion of that certain called 16.812 acre tract described in Instrument recorded under Instrument Number 2406010, Official Records, Freestone County, Texas.

County: Freestone

Date of Sale of Property (first Tuesday of month): March 3, 2026

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

Place of Sale: The South side courthouse steps of the Freestone County Courthouse, 118 E. Commerce, Fairfield, Freestone County, Texas 75840

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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder 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, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, Substitute Trustee