

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: October 7, 2025

FILE FOR RECORD

Type of Security

Instrument: Deed of Trust

OCT 07 2025

Date of Instrument: June 23, 2023

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Debtor: DAVID KEITH YARBROUGH and KATHRYN TAVIA
YARBROUGH

Original Trustee: L. KIMBALL SIMPSON

Substitute Trustee: J.N. Richards Law, P.C.

Current Beneficiary: AUTOCAR ENTERPRISES, L.P. d/b/a Star Investments

County of Property: Van Zandt County, Texas

Recording Information: Van Zandt County Real Property Records Document Number 22023-006165

Property Description:

SEE EXHIBIT A

Date of Sale of Property: November 4, 2025

Earliest Time of Sale

of Property: The sale shall begin no earlier than 1:00 P.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: The steps of the north entrance to the Van Zandt County Courthouse located at 121 E Dallas Street, Canton, Texas 75103 or other place designated by the County Commissioners Court

Because of default in the performance of the obligations of the Debtor, the (Substitute) 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 the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

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 J.N. Richards Law, P.C., to act, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas

Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
903-676-9202

J. N. Richards
James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 903-676-9202
Fx: 817-518-9286
Email: nate@jnr.law

Executed on October 7, 2025

EXHIBIT "A"

All that certain lot, tract or parcel of land within the Juan Prado Survey, Abstract No. 647, Van Zandt County, Texas and being the residue of a called 27.69 acre tract described in deed from James R. Lunceford and wife, Lindol J. Lunceford to Clovis Ellison and wife, Vera Ellison, dated February 7, 1985 and recorded in Volume 1047 page 299 of the Real Records of Van Zandt County, Texas and this 15.000 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found for the Northeast corner of the above referenced 27.69 acre tract and being in the South right-of-way of Oklahoma Street and the West line of a called 41.9 acre tract described in a Deed to Clovis Ellison and wife, dated July 16, 1941 and recorded in Volume 290 on page 188;

THENCE South 00 deg. 40 min. 05 sec. West, a distance of 577.45 feet, with the West line of said 41.9 acre tract and the East line of said 27.69 acre tract, to a 1/4" Iron Rod set for corner;

THENCE North 89 deg. 48 min. 00 sec. West, a distance of 450.02 feet, across said 27.69 acre tract, to a 1/4" Iron Rod set;

THENCE South 00 deg. 40 min. 05 sec. West, a distance of 140.08 feet, across said 27.69 tract, to a 1/4" Iron Rod set in the South line of same and being the North line of a called 6.79 acre tract described in a deed to Jalarco, Inc., dated February 16, 2000 and recorded in Volume 1545 on page 296;

THENCE North 89 deg. 48 min. 00 sec. West, a distance of 467.83 feet, with the South line of said 27.69 acre tract and the North line of said 6.79 acre tract, to a 1/4" Iron Rod found for the Northwest corner of same and being the Northeast corner of a called 3.057 acre tract described in a deed to Rod Hoffman and wife, dated November 2, 1999 and recorded in Volume 1532 on page 430;

THENCE South 89 deg. 56 min. 31 sec. West, a distance of 78.84 feet, with the North line of said 3.057 acre tract and the South line of said 27.69 acre tract, to a 1/2" Iron Rod found for the Southwest corner of the residue of same and being an interior corner of said 3.057 acre tract;

THENCE North 00 deg. 06 min. 14 sec. East, a distance of 715.40 feet, with the West line of the residue of said 27.69 acre tract, the East line of said 3.057 and the East line of a called 5.000 acre tract described in a Deed to Graunger Lee Crow and wife, and recorded in Volume 1292 on page 18, to a 1/4" Iron Rod found for the Northeast corner of same and being the Northwest corner of the residue of said 27.69 acre tract and being the South right-of-way line of Oklahoma Street;

THENCE South 89 deg. 56 min. 27 sec. East, a distance of 1003.75 feet, with the said South right-of-way line and the North line of said 27.69 acre tract, to POINT OF BEGINNING AND CONTAINING 15.000 ACRES OF LAND.