
NOTICE OF FORECLOSURE 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. *Trustee.* Derek Long

Trustee's Address. Penfold & Long, PC
5950 Sherry Lane
Suite 220
Dallas, Texas 75225

2. *Property to Be Sold.* The property to be sold is described in Exhibit "A" attached hereto and incorporated herein for all purposes, and being commonly known as 237 Mount Pleasant Road, Valley View, Texas 76272.
3. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's File No. 4777, Real Property Records of Cooke County, Texas. The debtor is Laina Brilliant and Joseph Brilliant.
4. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, the 7th day of January, 2025.

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 4:00 p.m.

Place: Cooke County, Texas, at the following location: The East Entrance outside the Cooke County Courthouse or as or as designated by the County Commissioners of Cooke County, Texas.

JMSR Enterprises LLC, a Texas limited liability company ("Mortgagee") has appointed Derek Long as Trustee to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date, Time and Place of Sale, Trustee will offer the property for sale at public auction at the Place, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, IN THIS DISPOSITION. The earliest time the sale will occur is the Time, and the sale will be conducted no later than three hours thereafter.

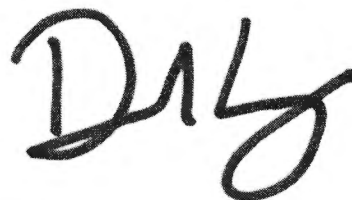
DATED: DECEMBER 12th, 2024.



Derek Long
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Dallas, Texas 75225
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Fax: (214) 521-2428
Email: Derek@PenfoldLong.com

CERTIFICATE OF POSTING

I am Derek Long whose address is 5950 Sherry Lane, Suite 220, Dallas, Texas 75225. I declare under penalty of perjury that on December 12th, 2024, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Denton County Clerk and caused it to be posted at the location directed by the Denton County Commissioners Court.



Derek Long

EXHIBIT A

All that certain tract or parcel of land situated in the J. W. Elkins Survey Abstract 359, Cooke County; Texas being part of a 46,792-acre tract conveyed by Ernest Parsons, et ux to Gregory Garrett; by deed recorded in Volume 508, Page 446 of the Cooke County Deed Records, and further being the same called 5.0-acre tract conveyed by Gregory Garrett/ et ux to Bill James, et ux by deed recorded in Volume 701 page 560 of said Deed Records, and being more particularly described as follows;

BEGINNING at a found steel pin at the Southeast corner of said 46,792-acre tract, common to the Southeast corner of said called 5.0-acre tract on the South line of said Elkins Survey, common to the North line of the A. Matthews Survey Abstract 689 in County Road 261;

THENCE South 89°43'28"West with the common line of said surveys in said County Road, a distance of 324. 71 feet to a found steel pin at the Northwest corner of said A. Matthews Survey, common to the Northeast corner of the B.B.B. & C.R.R, Co Survey Abstract 171 at a turn in said road;

THENCE North 89°54'28"West, continuing with the South line of said Elkins Survey, common to the North line of said B.B.B. & C.R.R. Co Survey, passing a set steel pin at a fence corner at 17.77 feet, continuing along a fence a total of 141.91 feet to a found steel pin;

THENCE North 00°05'33" East, slightly Westerly from a fence, a distance of 467.26 feet to a found steel pin;

THENCE South 89°46'21" East, slightly North of a fence, a distance of 466.61 feet to a found steel pin on the East line of said 46.792-acre tract;

THENCE South 00°05'33"West with said East line, near a fence, passing a found steel pin on the North line of said County Road at 449.35 feet, continuing a total of 464.07 feet to the to the POINT OF BEGINNING and containing 4.99 acres or 21,7434 square feet more or less of land of which 0.10 acres is in said County Road leaving a net of 4.89 acres of land.

(More Commonly Known as: 237 Mount Pleasant, Valley View, Texas 76272)

FILED FOR RECORD

24 DEC -2 PM 10: 36

PAM HARRISON
COUNTY CLERK, COOKE CO. TX