

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0037 RECORDED DATE: 10/21/2024 11:27:23 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1000022 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga	
RETURN TO: () THE LAW OFFICE OF SINCLAIR & KING PO BOX 537 RUSK, TX 75785	SUBMITTED BY: THE LAW OFFICE OF SINCLAIR & KING PO BOX 537 RUSK, TX 75785	
<p>DOCUMENT # : FC-2024-0037 RECORDED DATE: 10/21/2024 11:27:23 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 7, 2024

Deed of Trust:

Grantor: ELEGMENT DREAM ACRES INC.

Grantor's County: LIMESTONE COUNTY, TEXAS

Beneficiary: LEE EDWARD McMILLON, JR. and KEISHA LaSHA SARGENT McMILLON

Substitute Trustee: ANTHONY J. KING

Trustee's Address: 115 E 6th Street, Rusk, Texas 75785

Recording Information: Document #2023-0002259, Official Records of Limestone County, Texas.

Property:

Lot 5, Murphy's Dairy Subdivision, a Subdivision in the Pedro Varela Eleven League Grant, Abstract No. 30 of Limestone County, Texas. As depicted on the Plat of Record in Document Number PT-2022-0005 of the Public Records of Limestone County, Texas.

Note:

Date: May 30, 2023

Amount: SIXTY-SIX THOUSAND EIGHT HUNDRED and NO/100 (\$66,800.00) DOLLARS

Debtor: LEE EDWARD McMILLON, JR. and KEISHA LaSHA SARGENT McMILLON

Holder: ELEGMENT DREAM ACRES INC.

Date of Sale of Property: November 5, 2024

Earliest Time of Sale of Property: 10:00 A.M. or within 4 Hours of same

Place of Sale of Property: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 7th day of October, 2024, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said LEE EDWARD McMILLON, JR. and KEISHA LaSHA SARGENT McMILLON, has made default in the payment and financial obligation therein and of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, ELEGMENT DREAM ACRES INC., the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of November, 2024, beginning no earlier than 10:00 o'clock A.M. and taking place not later than four (4) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Groesbeck, Limestone County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Limestone County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Groesbeck, Limestone County,

Texas,

WITNESS MY HAND this 7th day of October, 2024.



ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, Texas Property Code:

"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."