

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 11th day of March, 2011, **WANDA FOREMAN, an unmarried woman by Probate of George W. Foreman in Cause No. 16902, Lamar County Probate Records**, executed a Deed of Trust to **Robert K. Fowler**, as Trustee, covering the real property and premises in Lamar County, Texas, hereinafter described, given to secure **METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.**, in the payment of the indebtedness therein described, namely, a note in the original principal sum of \$165,000.00; such Deed of Trust being recorded in Instrument No. 086586-2011, Lamar County Official Public Records; Corporate Assignment of Deed of Trust to Champion Mortgage Company, dated August 6, 2012, of record in Instrument No. 099538-2012, LCOPR; Corporate Assignment of Deed of Trust to Secretary of Housing and Urban Development, dated April 19, 2018, of record in Instrument No. 152488-2018, LCOPR; Corporate Assignment of Deed of Trust to American Built Communities, Inc., DBA American Built Communities, Inc. - West, dated July 18, 2024, of record in Instrument No. 215762-2024, LCOPR; Corporate Assignment of Deed of Trust to GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1, dated July 18, 2024, of record in Instrument No. 215763-2024, LCOPR; and Assignment of Mortgage to **JRN Properties, LLC, A Texas Limited Liability Company**, dated August 27, 2024, of record in the Lamar County Official Public Records.

WHEREAS, in accordance with the provisions of such Deed of Trust, the undersigned has been appointed Substitute Trustee in the place and stead of the above named original Trustee, by instrument of record in the Official Records of Titus County, Texas; and

WHEREAS, default has occurred in the indebtedness herein described; notice of such default has been given as provided by law, and **JRN Properties, LLC, A Texas Limited Liability Company**, the legal owner and holder of such indebtedness, has requested me, **CASEY GAIN**, as Substitute Trustee, to sell the property described in the Deed of Trust to enforce payment of such indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of July, 2025, at 10:00 o'clock a.m. or not later than three (3) hours thereafter, I will offer for sale and sell the hereinafter described real property and premises in the area designated by the Commissioner's Court inside the Lamar County Courthouse, in the City of Paris, Lamar County, Texas, to the highest bidder for cash.

THE REAL PROPERTY mentioned above is described as follows:

The real property and premises located at **370 CR 44190, Powderly, TX 75473**,

Being situated about 10 miles North 22 Deg. East of the City of Paris, County of Lamar, and State of Texas, a part of the J.C. Lamb Survey, Abst. No. 523, and being out of a called 24.984 acre tract of land conveyed George Foreman by deed recorded in Vol. 557, Page 136, LCDR;

BEGINNING at a 5/8" pipe found for corner in the South line of County Road 44180 (Called 25' lane by deed) and the East line of County Road 44190;

THENCE NORTH 89 Deg. 10 Min. East with the South line of said County Road 44180 and the West line of said Foreman tract 588.74 feet to a point for corner;

THENCE SOUTH 00 Deg. 10 Min. 370.0 feet to a point for corner;

THENCE SOUTH 89 Deg. 10 Min. West 588.74 feet to a rail road spike set for corner in the East line of said County Road 44190 and the West line of said Foreman tract;

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 10th DAY OF June, 2025

THENCE NORTH 00 Deg. 10 Min. East with said road and tract 370.0 feet to the point of beginning and containing 5.00 acres of land more or less.

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.

WITNESS my hand this 10th day of June, 2025.



**CASEY GAIN, Substitute Trustee
c/o The Moore Law Firm, L.L.P.
100 North Main Street
Paris, Texas 75460-4222
Telephone: 903-784-4393**