

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 08, 2024 and recorded under Clerk's File No. 211984-2024, in the real property records of LAMAR County Texas, with Grayson Jones and Nalona Jones, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Imperium Lending, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Grayson Jones and Nalona Jones, husband and wife securing payment of the indebtedness in the original principal amount of \$320,705.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Grayson Jones and Nalona Jones. United Wholesale Mortgage, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

SITUATED ABOUT 7 MILES NORTH OF THE CITY OF PARIS, COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE THOMAS ASKINS SURVEY #6, AND BEING A CALLED 0.609 ACRE TRACT OF LAND CONVEYED TO ANITA J. BERRYHILL BY DEED RECORDED IN INSTRUMENT 075968-2010, IN THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, SAID BERRYHILL 0.609 ACRE TRACT BEING KNOWN AS LOT 89, BEAVER CREEK (PLAT NOT RECORDED), SAID BEAVER CREEK ORIGINALLY BEING PART OF A CALLED 1058.864 ACRE TRACT OF LAND CONVEYED TO MACK ROSS BY DEED RECORDED IN VOL. 667, PAGE 936, IN THE DEED RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 04/07/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale:

The place of the sale shall be: LAMAR County Courthouse, Texas at the following location: The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 19th DAY OF Feb., 26.



FIELD NOTES

Situated about 7 miles North of the City of Paris, County of Lamar, State of Texas, a part of the Thomas Askins Survey #8, and being a called 0.609 acre tract of land conveyed to Anita J. Berryhill by deed recorded in Instrument 075969-2010, in the Official Records of said County and State, said Berryhill 0.609 acre tract being known as lot 89, Beaver Creek (plat not recorded), said Beaver Creek originally being part of a called 1058.864 acre tract of land conveyed to Mack Ross by deed recorded in Vol. 667, Page 836, in the Deed Records of said County and State.

Beginning at a $\frac{1}{4}$ " Iron pin (f) for corner at the Northeast corner of said lot 89 and at the Northwest corner of a called 0.625 acre tract of land conveyed to Stanley & Cynthia Samples Family Trust by deed recorded in Vol. 1391, Page 39, in said Official Records, said Samples 0.625 acre tract being known as lot 88 of said Beaver Creek.

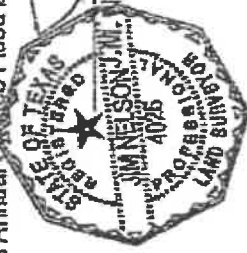
Thence South $89^{\circ}16'02''$ West a distance of 162.81 feet to a $\frac{1}{2}$ " Iron pin (f) for corner at the Southeast corner of said lot 89, at the Southwest corner of said lot 88, at the Northwest corner of lot 116 of said Beaver Creek (a remaining part of said Ross 1058.864 acre tract), at the Northeast corner of a called 0.583 acre tract of land conveyed to Billy Joe Alfred, Jr. et ux by deed recorded in Vol. 806, Page 47, in the Real Property Records of said County and State, said Alfred 0.583 acre tract being known as lot 115 of said Beaver Creek;

Thence North $50^{\circ}35'07''$ West (reference bearing) a distance of 152.52 feet to a $\frac{1}{4}$ " Iron pin (f) for corner at the Southwest corner of said lot 89 and at the Northwest corner of said lot 116;

Thence North $36^{\circ}22'38''$ East along the East Boundary Line of Copperhead Trail a distance of 170.01 feet to the Northwest corner of said lot 89, said corner being in a grape myrtle tree;

Thence along the South Boundary Line of Red Oak Lane / Lamar County Road 33885 as follows: South $61^{\circ}18'12''$ East a distance of 102.00 feet; South $42^{\circ}57'13''$ East a distance of 59.69 feet to the place of beginning and containing 0.609 acres of land.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4026, certify to John and Anita Berryhill, that the above depicted and described tract of land was taken from an actual survey made on the ground and completed under my supervision on the 17th day of May, 2013, that the Plat, the Field Notes, and the Legend/General Notes, are to be one document and are to be recorded as one, that there doesn't appear to be any visible improvements, easements or encroachments other than those shown thereon, and as indicated by Map 46277C0200C, Flood Insurance Rate Maps, this tract of land does not appear to lie in a 1% Annual Chance Flood Zone.



J.M. Nelson
J.M. Nelson, RPLS of Texas, #4026
5-17-13 date

EXHIBIT A