

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS
COUNTY OF MILAM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 5, 2025

NOTE:

Date: September 4, 2018

Maker: Michael Wayne Kirk, Jr., and wife, Lori Michele Kirk

Payee: JVANN Properties, LC

Original Principal Amount: One Hundred Thirty-Five Thousand and No/100 Dollars
(\$135,000.00)

Filed 10 day of June
in 2025, At 9:05 AM.
JODI MORGAN
County Clerk, Milam County, Texas
By Michele Kirk Deputy

DEED OF TRUST:

Date: September 4, 2018

Grantor: Michael Wayne Kirk, Jr., and wife, Lori Michele Kirk

Trustee: Michelle Towery

Beneficiary: JVANN Properties, LC

Recorded: Volume 1347, Page 435 in the Official Records of Milam County, Texas

LENDER: JVANN Properties, LC

BORROWER: Michael Wayne Kirk, Jr., and wife, Lori Michele Kirk

PROPERTY:

Being 0.24 of an acre out of the Daniel Monroe Survey, A-38, City of Cameron, Milam County, Texas; also being part of the Martha Rogers Addition, City of Cameron, as shown on plat of said subdivision of record in Volume 41, Page 261, Deed Records of Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of 1 page attached hereto and made a part hereof for all purposes.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Ashleigh Moehling

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

P.O. Drawer 1107, Cameron, Milam
County, Texas 76520

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

July 1, 2025, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

East Door of the Milam County Courthouse, in Cameron, Milam County, Texas 76520.

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

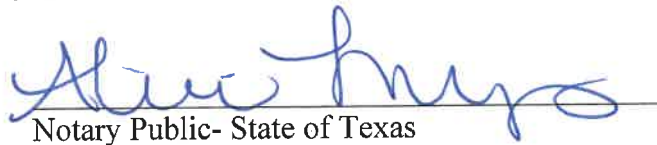
Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter


Ashleigh Moehling

STATE OF TEXAS
COUNTY OF MILAM

This instrument was acknowledged before on the 6 day of June, 2025, by Ashleigh Moehling, in her capacity as Substitute Trustee as aforesaid.


Notary Public- State of Texas

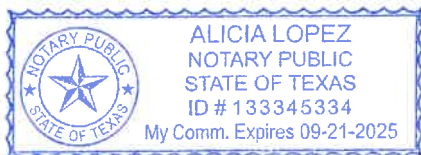


EXHIBIT "A"

Being a 0.24 acre tract of land out of the Daniel Monroe Survey, Abstract No. 38, in the City of Cameron, Milam County, Texas and being all of that certain 2250 square foot tract of land described in a deed to Ronnie Good, recorded in Volume 1008, Page 778 of the Official Records of Milam County, Texas, and all that certain 75 foot by 105 foot tract described in a deed to Latrelle Good, recorded in Volume 820, Page 719 of the Official Records of Milam County, Texas, also being a part of the Manha Rogers Addition to the City of Cameron, according the a plat of record in Volume 41, Page 261, of the Deed Records of Milam County, Texas, said 0.24 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap set at the northwest corner of the above mentioned 75 foot by 105 foot tract, same being the northeast corner of a called 123 foot by 270 foot tract to E. P. Magre, (383/347), located in the south line of E. 8th Street, for the northwest corner of this;

THENCE along the north line of said 75 foot by 105 foot tract, common with the south line of said E. 8th Street, South 72 degrees 09 minutes 29 seconds East a distance of 74.97 feet to a 1/2 inch iron rod with yellow cap set at the northeast corner of said 75 foot by 105 foot tract, same being the northwest corner of a called 135 foot by 146 foot tract to Virginia Louise Smith Schuhler, (296/631), for the northeast corner of this;

THENCE along the east line of said 75 foot by 105 foot tract, common boundary with said Schuhler tract the following courses and distances:

South 18 degrees 02 minutes 25 seconds West a distance of 109.83 feet to a 1/2 inch iron rod with yellow cap found at the southeast corner of said 75 foot by 105 foot tract, and the northeast corner of the above mentioned 2250 square feet tract for an angle point of this;

South 17 degrees 55 minutes 37 seconds West a distance of 30.00 feet to a nail found in concrete at the southeast corner of said 2250 square feet tract and the north line of a tract of land to John B. Henderson Jr., et ux, (325/457), for the southeast corner of this;

THENCE along the south line of said 2250 square feet tract, common boundary with said Henderson tract, and along a chain link fence line, North 72 degrees 04 minutes 50 seconds West a distance of 75.00 feet to a 3/4 inch galvanized iron pipe found by a fence corner at the being the northwest corner of said Henderson tract, for the southwest corner of this;

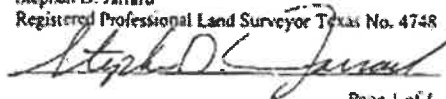
THENCE along the west line of said 2250 square feet tract, and the west line of said 75 foot by 105 foot tract, and along a chain link fence line the following courses and distances:

North 18 degrees 18 minutes 11 seconds East a distance of 29.96 feet to a 1/2 inch iron rod with yellow cap found at the northwest corner of said 2250 square feet tract, being the southwest corner of said 75 foot by 105 foot tract, for an angle point of this;

North 17 degrees 57 minutes 21 seconds East a distance of 109.77 feet to the **POINT OF BEGINNING**, and containing 0.24 acres of land, more or less.

This survey was conducted by a Global Positioning System (GPS) therefore all bearings used herein are based on True Geodetic North.

Surveyed March 19, 2012
Stephen D. Jarrard
Registered Professional Land Surveyor Texas No. 4748



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