

FILED FOR RECORD
2022 APR 12 AM 9:00

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF HENDERSON §

KNOW ALL MEN BY THESE PRESENTS, THAT I, **MARY MARGARET WRIGHT**,
COUNTY CLERK
HENDERSON COUNTY, TEXAS

WHEREAS, by Deed of Trust dated April 16, 2020, James Casey Jones and spouse, Mary Evelyn Moore, conveyed to Charles H. Newman, as Trustee, the property situated in the City of Athens, County of Henderson, Texas, to-wit:

All that certain lot, tract or parcel of land situated in the Thomas Parmer Survey, A-782, Henderson County, Texas, and being described as Lot No. 4, Block No. 2, Wilwood Addition, according to the Plat recorded in Volume 1, Page 169, now known as Cabinet B, Slide 25, Plat Records of Henderson County, Texas;

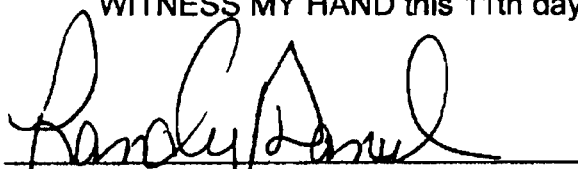
(herein the "Property") to secure that one certain Real Estate Lien Note therein described in the original principal amount of \$90,000.00, executed by James Casey Jones and Mary Evelyn Moore and made payable to Richard E. Weatherby, which such Deed of Trust is recorded under County Clerk's file number 2020-00005324, of the Deed of Trust Records of Henderson County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Charles H. Newman, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of May, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after that time at the South porch entrance of the Henderson County Courthouse, Athens, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND this 11th day of April, 2022



Randy Daniel/Cindy Daniel/Jim O'Bryant
Substitute Trustee

200 Bailey Avenue, Suite 100
Fort Worth, Texas 76107

22TX267-0100
217 WEST ALENE DRIVE, MABANK, TX 75147

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE T WALTERS SURVEY, A-794, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO 15, BLOCK NO 2, OF PLAT OF THE ELL ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME PAGE 57, NOW KNOWN AS CABINET B, SLIDE 130, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 9, 2010 and recorded on April 13, 2010 as Instrument Number 2010-00004887 in the real property records of HENDERSON County, Texas which contains a power of sale.

Sale Information: May 03, 2022, at 10:00 AM, or not later than three hours thereafter, at the porch to the south entrance of the Henderson County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by GARRY W. SMITH secures the repayment of a Note dated April 9, 2010 in the amount of \$63,265.00. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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FILED FOR RECORD
2022 APR 11 PM 12:08
HENDERSON COUNTY, TEXAS

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.



Miller, George & Suggs, PLLC
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Harriett Fletcher
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 11TH day of April, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HENDERSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

454315
10670 County Road 2138
Seven Points, Texas 75143

FILED FOR RECORD

2022 APR 11 PM 12:20

MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE
and
APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, on June 29, 2017, Charles D. Collard, II and Crystal D. Caudill executed a Deed of Trust conveying to Raymond L. Shackelford, III, Trustee, the real property hereinafter described, to secure Robert E. LaBelle, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. 2017-00009961, Official Public Records of Henderson County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt 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.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Randy Daniel or Cindy Daniel or Jim O'Bryant or Sharon St. Pierre or Kelly Goddard, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 3, 2022, at 10:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Athens, Henderson County, Texas.

Said real property is described as follows:

All that certain, Lot, tract or parcel of land situated in Henderson County, Texas, a part of the George Kimbrow Survey, Abstract No. 426, being Lot 47, Spring Valley Acres, according to the plat recorded in Cabinet D, Slide 233 and 234, Plat Records,

Henderson County, Texas; SAVE AND EXCEPT: A Portion of Lot 47 located on the South West Corner (179 feet East of post 6.53 & 190 feet North of post 6.53) per deed dated July 25, 2009 from Stacie & Robert LaBelle to Cindy Davis recorded in Instrument Number 2009-00012339, of the Henderson County Real Property Records; together with a Galaxy mobile home elected as Real Property, Serial Numbers AH010212860A AND AH010212860B.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the sale.

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.

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 10 day of April 2022.



DEAN W. GREER, State Bar No. 08414100
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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.

DEED OF TRUST INFORMATION:

Date: 04/24/2015
Grantor(s): NEIL W. NIVERT AND WIFE, DONNA M. NIVERT
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GREEN TREE SERVICING LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$98,000.00
Recording Information: Instrument 2015-00006002
Property County: Henderson
Property: (See Attached Exhibit "A")
Reported Address: 6523 FM 2494, ATHENS, TX 75751

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of May, 2022
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE PORCH OF THE COURTHOUSE in Henderson County, Texas. Or, if the preceding area(s) is/are no longer the area(s) designated by the Henderson County Commissioner's Court, at the area most recently designated by the Henderson County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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2022 APR -7 AM 8:42
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Henderson County Clerk and caused it to be posted at the location directed by the Henderson County Commissioners Court.

By: _____

Exhibit "A"

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE JOHN IZARD SURVEY, A-383, AND BEING ALL OF LOT 10 AND A PART OF LOT 11 OF THE DOGWOOD ESTATES SUBDIVISION, SECTION 1, AS SHOWN BY PLAT RECORDED IN VOLUME 3, PAGE 73, NOW SHOWN IN CABINET "A", SLIDE 235, OF THE PLAT RECORDS OF HENDERSON COUNTY, AND BEING THE FIRST AND SECOND TRACTS CONVEYED TO MICHAEL E. LAWRENCE AND WIFE, KATHIRYN D. LAWRENCE BY JACKSONVILLE SAVINGS AND LOAN ASSOCIATION BY CORRECTION WARRANTY DEED DATED APRIL 23, 1991, AND RECORDED IN VOLUME 135, PAGE 668, OF THE HENDERSON COUNTY DEED RECORDS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST ROW LINE OF THE FM HWY. 2494, AT THE NORTH CORNER OF LOT 10, THE WEST CORNER OF LOT 9, AND AT THE NORTH CORNER OF THE FIRST TRACT;

THENCE SOUTH 56 DEGREES 57 MINUTES EAST 299.70 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE EAST CORNER OF LOT 10, THE SOUTH CORNER OF LOT 9, AND THE EAST CORNER OF FIRST TRACT;

THENCE SOUTH 32 DEGREES 43 MINUTES WEST, AT 150.10 FEET PASS THE SOUTH CORNER OF LOT 10, THE EAST CORNER OF LOT 11, THE SOUTH CORNER OF THE FIRST TRACT, THE EAST CORNER OF THE SECOND TRACT, AND IN ALL 154.34 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF LOT 11, AT THE SOUTH CORNER OF THE SECOND TRACT;

THENCE NORTH 54 DEGREES 37 MINUTES 14 SECONDS WEST 68.58 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE WEST CORNER OF THE SECOND TRACT;

THENCE NORTH 33 DEGREES 05 MINUTES 20 SECONDS EAST 1.50 FEET TO A CHISELED X IN A BRICK FENCE IN THE NORTHEAST LINE OF LOT 11, THE SOUTHWEST LINE OF LOT 10, AND AT THE NORTH CORNER OF THE SECOND TRACT;

THENCE NORTH 56 DEGREES 56 MINUTES 14 SECONDS WEST 231.75 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE WEST CORNER OF LOT 10, THE NORTH CORNER OF LOT 11, THE WEST CORNER OF THE FIRST TRACT, AND IN THE SOUTHEAST ROW LINE OF FM HWY. 2494;

THENCE NORTH 32 DEGREES 55 MINUTES 35 SECONDS EAST ALONG THE SOUTHEAST ROW LINE OF FM HWY. 2494 150.00 FEET TO THE PLACE OF BEGINNING.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2022 APR 12 AM 9:00

THE STATE OF TEXAS §
 §
COUNTY OF HENDERSON §

KNOW ALL MEN BY THESE PRESENTS
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

WHEREAS, by Deed of Trust dated April 16, 2020, James Casey Jones and spouse, Mary Evelyn Moore, conveyed to Charles H. Newman, as Trustee, the property situated in the City of Athens, County of Henderson, Texas, to-wit:

All that certain lot, tract or parcel of land situated in the Thomas Parmer Survey, A-782, Henderson County, Texas, and being described as Lot No. 4, Block No. 2, Wilwood Addition, according to the Plat recorded in Volume 1, Page 169, now known as Cabinet B, Slide 25, Plat Records of Henderson County, Texas;

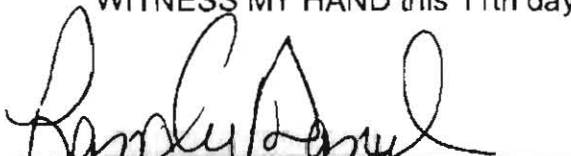
(herein the "Property") to secure that one certain Real Estate Lien Note therein described in the original principal amount of \$90,000.00, executed by James Casey Jones and Mary Evelyn Moore and made payable to Richard E. Weatherby, which such Deed of Trust is recorded under County Clerk's file number 2020-00005324, of the Deed of Trust Records of Henderson County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Charles H. Newman, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of May, 2022, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after that time at the South porch entrance of the Henderson County Courthouse, Athens, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND this 11th day of April, 2022


Randy Daniel/Cindy Daniel/Jim O'Bryant
Substitute Trustee

200 Bailey Avenue, Suite 100
Fort Worth, Texas 76107

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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COUNTY OF HENDERSON §

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COUNTY CLERK
HENDERSON COUNTY, TEXAS

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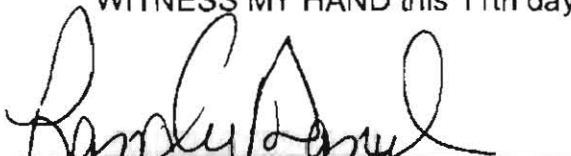
(herein the "Property") to secure that one certain Real Estate Lien Note therein described in the original principal amount of \$90,000.00, executed by James Casey Jones and Mary Evelyn Moore and made payable to Richard E. Weatherby, which such Deed of Trust is recorded under County Clerk's file number 2020-00005324, of the Deed of Trust Records of Henderson County, Texas (herein "Deed of Trust"); and

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WITNESS MY HAND this 11th day of April, 2022



Randy Daniel/Cindy Daniel/Jim O'Bryant
Substitute Trustee

200 Bailey Avenue, Suite 100
Fort Worth, Texas 76107