

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.

1. Terms of Sale. Cash.
2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated ~~December 29, 2021~~ and recorded in Document INSTRUMENT NO. 2022-0000599 in the property records of Henderson County, Texas, Dennis H. Matthews, grantor(s) and James Company, LLC., mortgagee.
3. Obligations Secured. Deed of Trust executed by Dennis H. Matthews, securing the payment of the indebtedness's in the original principal amount of \$99,900, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Jenny James Company, LLC is the current mortgagee of the note and Deed of Trust.
4. Property to Be Sold. The property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.P. BROWN SURVEY, A-59, AND BEING KNOWN AS LOT 285 AND 286, OF THE TAMARACK SUBDIVISION, SHOWN IN THE PLAT RECORDED IN THE VOLUME8, PAGE 73 OF THE PLAT RECORDS OF THE HENDERSON COUNTY, TEXAS.

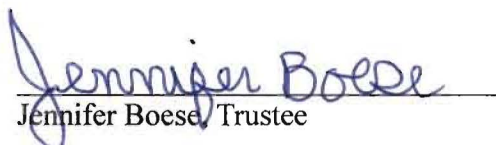
Also known as: 230 Spring Valley St. Gun Barrel City, TX 75156

Date: **October 1st, 2024**

Earliest Time Sale Will Begin: **11 a.m.**

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

The foreclosure sale will be conducted in the area designated by Henderson County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


Jennifer Boese, Trustee

Date: 09/10/2024

FILED FOR RECORD
2024 SEP 12 AM 11:02
MARY MARLENE TERRY
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: January 10, 2022

Grantor: Anthony Foto

Trustee: Ronald K. Ballard

Lender: Lobo Rojo, LLC a Texas limited liability company

Recorded in: Henderson County, Texas as instrument number 2022-00005664

Legal Description: Lot 4 and Lot 5, Blk 1, Highsaw Addition, Unit 1, according to the plat recorded in Volume 7, Page 32 and/or Cabinet C, Slide 104, Plat Records, Henderson County, Texas;

Commonly known as: 8149 Highsaw Trail, Frankston, TX 75763;

Secures: Promissory Note ("Note") in the original principal amount of \$108,000.00, executed by Anthony Foto ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre, David Garvin, or any of them acting alone.

Substitute Trustee's Addresses: Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre, and David Garvin
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

David L. Pritchard
The Pritchard Law Firm, PLLC
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Foreclosure Sale:

Date: October 1, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the**

FILED FOR RECORD
2024 SEP 10 PM 12:37
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: Henderson County Courthouse, in Athens, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves

the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.

Date: September 2, 2024


Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre,
and David Garvin, or David L. Pritchard
Substitute Trustee

Trustee Address
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

And

David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053
817 285 -8017
817 285 0224- fax
David@dlplegal.com

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: 09/20/2013
Grantor(s): THOMAS J. FANCIULLO, A SINGLE PERSON
Original Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Original Principal: \$733,520.00
Recording Information: Instrument 2013-00014399
Property County: Henderson
Property: (See Attached Exhibit "A")
Reported Address: 8380 FM 314, BROWNSBORO, TX 75756

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: US Bank National Association as successor by merger to US Bank National Association ND
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: US Bank National Association as successor by merger to US Bank National Association ND
Mortgage Servicer Address: 2800 Tamarack Rd, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of October, 2024
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 Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Meryl Olsen, Misty McMillan, Auction.com, Braden Barnes, Rachel Donnelly, 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. Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Meryl Olsen, Misty McMillan, Auction.com, Braden Barnes, Rachel Donnelly, 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.

FILED FOR RECORD
2024 SEP 10 PM 12:35
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): Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Meryl Olsen, Misty McMillan, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 9-10-04 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: Randy Daniel

Exhibit "A"

A 10.000-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE OSLOCK NYSTOL SURVEY, ABSTRACT NO. 583 HENDERSON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 10 ACRE TRACT OF LAND CONVEYED TO RANDALL L. CARVER ET UX, BY INSTRUMENT NO. 2010-0000548, SAME BEING PART OF TRACTS 1, 2 & 3 AS CONVEYED TO RANDALL L. CARVER ET UX BY INSTRUMENT NO. 2011-00002479, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF THE MICHAEL RIFE, ET US 81.6-AC TRACT SET OUT BY INSTRUMENT NO. 2013-00009761, THE NORTHEAST CORNER OF THE BRADLEY W. SESSIONS 7.515 ACRE TRACT, AND THE SOUTHEAST CORNER OF SAID TRACT;
THENCE S 88 DEGREES 51' 15" W (BEARING BASIS) WITH THE COMMON LINE OF SAID TRACT 1 AND SAID 7.515-ACRE TRACT A DISTANCE OF 838.62 FEET TO A 1/2-INCH IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;
THENCE N 01 DEGREES 08' 45" W A DISTANCE OF 525.81 FEET TO A 1/2-INCH IRON ROD SET IN THE NORTH LINE OF SAID TRACT 3;
THENCE S 89 DEGREES 45' 54" E WITH THE NORTH LINE OF SAID TRACT 3 A DISTANCE OF 851.20 FEET TO A 1/2-INCH IRON ROD SET IN THE WEST LINE OF SAID 81.6-ACRE TRACT;
THENCE S 00 DEGREES 15' 10" W WITH THE WEST LINE OF SAID 81.6-AC TRACT A DISTANCE OF 505.45 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 10.000-ACRES.
ALONG WITH A 20 FEET IN WIDTH INGRESS/EGRESS EASEMENT AS DESCRIBED BELOW:
BEGINNING AT A POINT IN THE CURVING EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 314 AND BEING N 35 DEGREES 03' 26" W A DISTANCE OF 237.25 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT 1;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.03' WITH A RADIUS OF 1102.04' WITH A CHORD BEARING OF N 28 DEGREES 19' 52" W WITH A CHORD LENGTH OF 21.03';
THENCE OVER AND ACROSS SAID TRACT 1 AND TRACT 3 THE FOLLOWING (5) FIVE COURSES AND DISTANCES:
N 79 DEGREES 42' 32" E A DISTANCE OF 566.32 FEET;
N 85 DEGREES 18' 51" E A DISTANCE OF 403.39 FEET;
S 01 DEGREES 08' 45" E A DISTANCE OF 20.04 FEET;
S 85 DEGREES 18' 51" W A DISTANCE OF 401.17 FEET;
S 79 DEGREES 42' 32" W A DISTANCE OF 558.82 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.443-ACRES.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: November 10, 2020

Grantor: Ester McKee

Trustee: Ronald K. Ballard

Lender: Quest Trust Company FBO David Busch SEP # 2699631, as to an undivided interest of 33.87%; and Nicole Joe, as to an undivided interest of 66.13%

Recorded in: Henderson County, Texas as instrument number 2020-00018584

Legal Description: All that certain tract or parcel of land situated in Henderson County, Texas, a part of the Thomas Mitchell Survey, A-488 and being known as Lot 60 of Mantle Manors, Section 2, as shown on plat recorded in Volume 3, Page 57-58 and Cabinet A, Slide 223, Plat Records of Henderson County, Texas;

Commonly known as: 142 Boshart Way, Gun Barrel City, TX 75156;

Secures: Promissory Note ("Note") in the original principal amount of \$62,000.00, executed by Ester McKee ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre, David Garvin, or any of them acting alone.

Substitute Trustee's Addresses: Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre, and David Garvin
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

David L. Pritchard
The Pritchard Law Firm, PLLC
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Foreclosure Sale:

FILED FOR RECORD
2024 SEP 10 PM 12:37
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Date: October 1, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.**

Place: Henderson County Courthouse, in Athens, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any)**

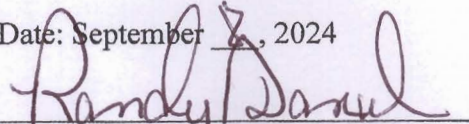
provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.

Date: September 8, 2024



Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre,
and David Garvin, or David L. Pritchard
Substitute Trustee

Trustee Address
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

And

David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053
817 285 -8017
817 285 0224- fax
David@dlplegal.com

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on NOVEMBER 18, 2021, ISAAC OSEAS RANGEL and JAZMIN CADENA, executed a Deed of Trust conveying to TERESA A. MYERS, Trustee, the Real Estate hereinafter described, to secure WCP RETIREMENT PLAN, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2021-00022604, of the Deed of Trust Records of Henderson County, Texas; and


WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 1st day of OCTOBER 2024**, between **one o'clock p.m.** and four o'clock p.m., I will sell said Real Estate at the steps of the Henderson County Courts Building, 100 E. Tyler Street, Athens, Texas, which is the place designated by the Henderson County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Henderson, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, AND SITUATED IN THE N. ADDISON SURVEY, A-17, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NOS. 5 & 6, BLOCK NO. 2, D.C. LEGG ADDTION ACCORDING TO THE PLAT RECORDED IN VOLUME 1,, PAGE 72 AND CABINET A. SLIDE 53, PLAT RECORDS OF HENDERSON COUNTY, TEXAS. ALSO KNOWN 411 MCENTIRE ROAD, TRINIDAD, TEXAS 75163.

WITNESS MY HAND, this 6 day of September, 2024.


DARRIN W. STANTON
BRIAN CRAWFORD
PATRICK WHITT
A.W. COOK, Substitute Trustee

FILED FOR RECORD
2024 SEP -9 PM 4: 11
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 18th day of July, 2014, RONALD L. MCKAY AND WIFE, TERESSA D. MCKAY, executed a Deed of Trust conveying to STEPHEN DEMENT, Trustee for MALVIN R. MILLS, the Real Estate hereinafter described, said Deed of Trust being recorded in County Clerk's File No. 2014-00009525, Official Public Records of Henderson County, Texas;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and


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 undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 1st day of October, 2024, between 10:00 o'clock a.m. and 1:00 o'clock p.m.**, I will sell said Real Estate at the South entrance porch of the County Courthouse in Henderson County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Henderson, State of Texas:

Lot No. Nine (9) in Block No. Two (2) of LOLLIPOP LANDING ADDITION, Section II, a revised plat of which is of record in Vol. 7 Page 59 of the Plat Records of Henderson County, Texas.

WITNESS MY HAND this 6th day of September, 2024.



KEARBY R. DICKESON, Substitute Trustee
909 ESE Loop 323, Suite 400
Tyler, TX 75701

FILED FOR RECORD
2024 SEP -9 PM 12:06
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 28, 2022, JUSTIN HOWARD PILLOW AND KATHERINE W. OBRIEN, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUARANTEED RATE, INC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2022-00020045 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HENDERSON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 1, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter, I will sell said Real Estate at Henderson County Courthouse, 100 E. Tyler, Athens, TX 75751 in **HENDERSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS CARO SURVEY, A-133, HENDERSON COUNTY, TEXAS AND BEING DESCRIBED AS LOTS 41, 42, 48, 49 AND 50, CHRISTOPHER RIDGE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 74, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

Property Address: 13480 JOSH CIR, MALAKOFF, TX 75148
Mortgage Servicer: SERVICEMAC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE 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.

WITNESS MY HAND this 5th day of September, 2025.

Sharon Pierre

Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Meryl Olsen, Misty McMillan, Auction.com, Allan Johnston, David Sims, Meghan Byrne, Robert La Mont, Ronnie Hubbard, Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC

HENDERSON COUNTY, TEXAS
COUNTY CLERK
MARY MARGARET WRIGHT

2024 SEP -5 PM 12:41

FILED FOR RECORD

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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: 08/13/2018
Grantor(s): RICHARD REID, MARRIED AND BRENDA REID, HIS WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$95,475.00
Recording Information: Instrument 2018-00011686
Property County: Henderson
Property: (See Attached Exhibit "A")
Reported Address: 5132 SKYLINE DR, CHANDLER, TX 75758

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of October, 2024
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 Randy Daniel, Cindy Daniel, Jim O' Bryant, Patrick Zwierns, Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Meryl Olsen, Misty McMillan, Auction.com, Braden Barnes, Rachel Donnelly, 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. Randy Daniel, Cindy Daniel, Jim O' Bryant, Patrick Zwierns, Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Meryl Olsen, Misty McMillan, Auction.com, Braden Barnes, Rachel Donnelly, 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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2024 SEP -5 AM 8:06
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): Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Meryl Olsen, Misty McMillan, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 9-5-21 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: Randy Daniel

Exhibit "A"

BEING LOTS 52, 53 & 54, BLOCK 6 OF SUNRISE SHORES SUBDIVISION, AS SHOWN ON PLAT RECORDED IN CABINET B, SLIDE 140, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED FOR RECORD

Notice of Foreclosure Sale

1. ~~2024 AUG 26 PM 1:24~~ *Property to Be Sold.* The property to be sold is described as follows:

MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS
that certain lot, tract, or parcel of land situated in Henderson County, Texas, on the J. M. M. Lambright Survey, A-1006 and being all of a called 5.046 acre Tract conveyed to Robert Brad Womack and Mary Teresa Womack by Carolyn Ann Troublefield Walls by deed dated January 4, 2001 and recorded in Volume 2049, Page 521 and part of a called 17.857 acre Tract conveyed to Robert Brad Womack and Mary Teresa Womack by Kevin L. Fain and Barbara L. Fain by deed dated May 24, 1999 and recorded in Volume 1912, Page 747 of the Real Property Records of Henderson County, Texas. Said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a "T" post found at the Southwest corner of the 17.857 acre Tract, the Northwest corner of the Wayne Mitchell 88.00 acre Tract recorded in Volume 884, Page 420 and in the East margin of FM Hwy. 1615;

THENCE along the East margin of FM Hwy 1615 as follows: North 14 degrees 49 minutes East 229.83 feet to a 4 x 4 concrete right-of-way monument, North 6 degrees 39 minutes 39 seconds East 328.69 feet to a 1/2" iron rod found at the Northwest corner of the 17.857 acre Tract and the Southwest corner of the 5.046 acre Tract, North 6 degrees 39 minutes 39 seconds East 16.37' to a 4 x 4 concrete right-of-way monument and North 5 degrees 43 minutes 39 seconds East 302.89 feet to a 1/2" pipe found at the Northwest corner of the 5.046 acre Tract and the Southwest corner of the James Blackmer 10.75 acre Tract (unrecorded contract for deed);

THENCE North 89 degrees 40 minutes 17 seconds East 670.06 feet to a 1/2" iron rod found at the Northeast corner of the 5.046 acre Tract, the South line of the Blackmer Tract and the Northwest corner of the Kenneth Lookabaugh Tract (unrecorded contract for deed);

THENCE South 0 degrees 10 minutes 32 seconds East 318.64 feet to a iron rod found at the Southwest corner of the Lookabaugh Tract and in the North line of the 17.857 acre Tract;

THENCE North 89 degrees 14 minutes 09 seconds East 77.07 feet to a 1/2" iron rod found in the North line of the 17.857 acre Tract and the Northwest corner of a 6.00 acre Tract recorded in Volume 2192, Page 127;

THENCE South 01 degrees 55 minutes 04 seconds East 554.69 feet to a 1/2" iron rod found at the Southwest corner of the 6.00 acre Tract and the South line of the 17.857 acre Tract;

THENCE North 89 degrees 54 minutes 56 seconds West 895.68 feet to place of beginning and containing 15.492 acre of land of which approximately 0.16 acre lies in County Road 4522.

2. *Instruments to be Foreclosed.* The instruments to be foreclosed are (a) Contract for Deed executed on September 26, 2010.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 1, 2024

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Henderson County Courthouse in Athens, Texas, at the following location:
100 East Tyler St., Athens, Texas on the south steps of the Courthouse.

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 refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Contract for Deed, 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 Contract for Deed. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The beneficiaries, same being the Sellers in the Contract for Deed, have the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 any warranties of title. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by law as the Seller's remedy for default by the Buyers, QUINCY JONES & TESSA JONES, under the provisions of the Contract for Deed,.

6. *Obligations Secured.* The lien is the Seller's remedy for default in payment of the indebtedness and obligations described in the Contract for Deed, including but not limited to the original principal amount of \$73,000.00. Said Contract for Deed was executed by QUIINCY JONES & TESSA JONES, as Buyers, and by ROBERT GOOD & LaDENNA GOOD; as Sellers. The said ROBERT GOOD & LaDENNA GOOD are the current owners and holders of the Obligation and are beneficiaries under the Contract for Deed.

Questions concerning the sale may be directed to the undersigned at AUBREY L. JONES, JR., STARK, JONES & STORMENT, PLLC, 110 E. Corsicana St., Athens, Texas 75751, (903) 675-5691.

7. *Default and Request to Act.* Default has occurred under the Contract for Deed, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Trustee to conduct the sale.

Dated: August 26, 2024.

Sincerely yours,

STARK, JONES & STORMENT, PLLC

AUBREY L. JONES, JR.
110 E. Corsicana St.
Athens, TX 75751
Telephone: (903) 675-5691
Facsimile: (903) 675-6454
E-mail: aubreyjoneslaw@embarqmail.com



Aubrey L. Jones, Jr.
State Bar No.: 10859100
Attorney for Applicants
ATTORNEY FOR NOTEHOLDER

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: August 22, 2024
Type of Security Instrument: Deed of Trust
Date of Instrument: August 10, 2023
Debtor: Adan Arellano
Delfina Arellano
Original Trustee: Cliff Williams
Substitute Trustee: James N. Richards or Clayton Gaddis
Current Beneficiary: Jose Duran and Yolanda Duran

FILED FOR RECORD

2024 AUG 22 AM 9:46

MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

County of Property: Henderson County, Texas

Recording Information: Henderson County Real Property Records Document Number 2024-00007019

Property Description: 7.052 ACRES OF LAND, MORE OR LESS, OUT OF THE J.N. SULLIVAN SURVEY, A - 741, AND BEING A PART OF BLOCK 1 OF THE W.D. LOOSIER PARTITION UNDER CAUSE NO. 59-62, DISTRICT COURT MINUTES, FEBRUARY TERM, 1952, HENDERSON COUNTY, TEXAS AND BEING PARTICULARLY DESCRIBED BY METE AND BOUND DESCRIPTION IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2636, PAGE 472, OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS (more commonly known as 8420 CR 3603 Brownsboro, Texas 75756)

Date of Sale of Property: 10/1/2024

Earliest Time of Sale of Property:

The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Henderson County Courthouse, 100 E. Tyler St, Athens, Texas, 75751 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

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, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
903-676-9202



James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 903-676-9202
Fx: 817-518-9286
Email: nate@jnrichardslawpc.com
Executed on August 22, 2024

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/10/2019	Grantor(s)/Mortgagor(s): HAZEN A. RING AND KAYLEY TRAMMELL, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION	Current Beneficiary/Mortgagee: Security Service Federal Credit Union
Recorded in: Volume: N/A Page: N/A Instrument No: 2019-00012977	Property County: HENDERSON
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd , Ewing, NJ 08618
Date of Sale: 10/1/2024	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Randy Daniel or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holtbus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

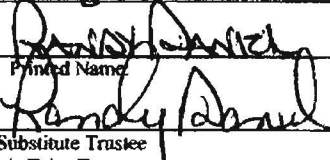
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(3): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 8/20/2024



Thuy Frazier, Attorney
McCarthy & Holtbus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated: 8-22-24



Printed Name
Randy Daniel
Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

HENDERSON COUNTY, TEXAS
COUNTY CLERK
MARY MARGARET WRIGHT

2024 AUG 22 AM 8:07

FILED FOR RECORD

MH File Number: TX-24-101405-POS
Loan Type: Conventional Residential

Exhibit A

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE R.H. CHADDUCK SURVEY, A-175, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 118.65 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRABC MANAGEMENT COMPANY, LLC RECORDED IN DOC# 2019-00008711, OF THE REAL PROPERTY RECORDS HENDERSON COUNTY, TEXAS (RPRHCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found in the south line of West Cedar Creek Parkway (F.M. 83), which bears S 80° 16' 20" E, 640.81 feet from the northwest corner of the 118.65 acre tract, being the northwest corner of this tract at the beginning of a curve to the left having a radius of 1855.54 feet and a chord that bears S 87° 59' 02" E, 30.00 feet

THENCE, along the south line of West Cedar Creek Parkway with said curve to the left an arc distance of 30.00 feet to a ½" iron rod found at the northeast corner of this tract;

THENCE, through the 118.65 acre tract as follows; S 08° 51' 51" W, 653.53 feet to a ½" iron rod found at the southeast corner of this tract; S 83° 20' 14" W, 550.23 feet to a ½" iron rod found in the west line of the Arnulfo Jr. and Maria Gonzalez 12.00 acre tract as described in Deed recorded in Volume 2762, Page 788 of the RPRHCT, the west line of the 118.65 acre tract at the southwest corner of this tract;

THENCE, N 01° 00' 16" W, 377.52 feet along the common line of the Gonzalez tract and this tract passing the southeast corner of the James D. and Wilda Capehart 19.103 acre tract as described in Deed recorded in Volume 944, Page 70 of the DRHCT, to a ½" iron rod found at the most western northwest corner of this tract;

THENCE, through the 118.65 acre tract as follows; S 89° 51' 47" E (Control Line), 506.83 feet to a ½" iron rod found; N 19° 17' 24" E, 354.25 feet to the POINT OF BEGINNING and CONTAINING 5.01 ACRES OF LAND MORE OR LESS.