

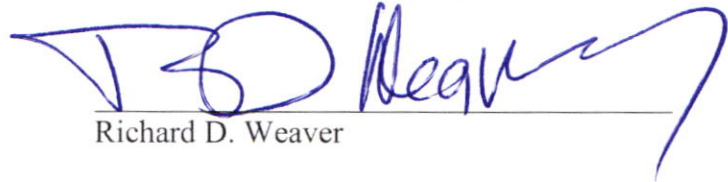
Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the real property, more particularly described in Exhibit "A", will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Beneficiary, the current owner and holder of the Note, has requested Substitute Trustees to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, one of the Substitute Trustees will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

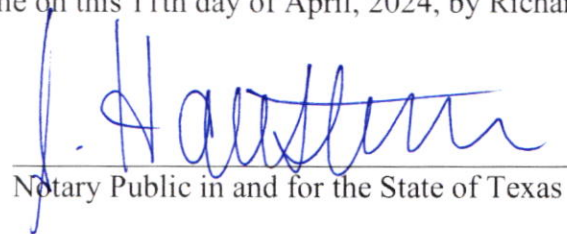
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

SUBSTITUTE TRUSTEE:

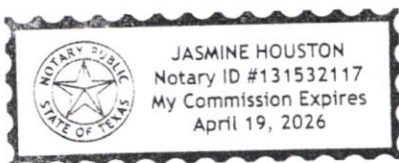

Richard D. Weaver

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 11th day of April, 2024, by Richard D. Weaver, as Substitute Trustee.


Notary Public in and for the State of Texas

Attachments: Exhibit "A"



801
EXHIBIT A

10.850 acres out of and a part of Joel Clapp Survey, A-131, Trinity County, Texas, and being out of and a part of a 14.73-acre tract described as Tract No. 2 on a plat of a subdivision of the Bobby O'Bannon 129.8-acre tract, recorded in Volume 2, Page 140 of the Plat Records of Trinity County, Texas, and also being the same land described in Volume 349, Page 124 of the Trinity County Deed Records, which 10.850 acres more particularly described by metes and bounds as follows:

BEGINNING on a point in the center of a creek for the southwest corner of this tract, same being the southwest corner of original said called 10.98-acre tract and also being in the east R.O.W. line of State Highway No. 19, set iron rod for reference corner N 2 deg 24' 00" E 45.5 feet;

THENCE N 2 deg 24' 00" E with the east line of said State Hwy No. 19, 1186.02 feet to iron rod set for corner in same;

THENCE S 70 deg 19' 39" E 653.9 feet to corner in center of said creek, found iron rod at fence corner post for corner N 70 deg 19' 39" W 24.0 feet;

THENCE with the meanders of said creek as follows: S 35 deg 22' 57" E 104.28 feet; N 65 deg 45' 45" E 26.24 feet; S 15 deg 51' 11" E 54.87 feet; S 0 deg 52' 02" W 31.83 feet; N 85 deg 41' 09" W 30.36 feet; N 46 deg 38' 31" W 26.33 feet; S 46 deg 19' 18" W 49.65 feet; S 55 deg 07' 23" W 115.26 feet; S 67 deg 28' 21" W 35.37 feet; N 4 deg 01' 18" W 42.85 feet; N 30 deg 46' 58" W 46.61 feet; N 70 deg 23' 45" W 46.15 feet; S 69 deg 22' 16" W 70.92 feet; S 32 deg 01' 37" W 52.47 feet; S 26 deg 31' 06" E 74.82 feet; S 67 deg 51' 07" E 44.31 feet; S 61 deg 57' 16" E 47.97 feet; S 35 deg 14' 33" W 57.15 feet; S 80 deg 51' 22" W 25.94 feet; S 48 deg 35' 41" W 48.73 feet; S 36 deg 25' 38" E 45.70 feet; N 88 deg 47' 47" E 35.63 feet; S 9 deg 56' 11" E 40.31 feet; S 48 deg 51' 47" W 41.18 feet; S 19 deg 48' 36" W 168.70 feet; S 59 deg 33' 28" E 43.08 feet; S 33 deg 43' 17" E 58.73 feet; S 65 deg 50' 41" W 54.20 feet; N 85 deg 24' 23" W 46.97 feet; N 78 deg 34' 42" W 103.89 feet; S 17 deg 37' 04" W 81.89 feet; S 21 deg 58' 37" W 39.36 feet; S 43 deg 10' 16" W 84.15 feet; S 66 deg 51' 25" W 45.31 feet; and S 77 deg 01' 19" W 126.41 feet to the place of beginning and containing 10.85 acres of land more or less.

SAVE AND EXCEPT:

BEING 1.00 acre out of and a part of the JOEL CLAPP SURVEY, A-131 in Trinity County, Texas and being out of and a part of a 10.850 acres tract, described in a deed from Kizer Corp. to Ernest Kizer and wife, Deane Kizer recorded in Vol. 462, Page 211 of the Official Records of Trinity County and also being out of and a part of a 14.73 acres tract described as Tract 2, of Bobby O'Bannon 129.8 as platted in Vol. 2, Page 140 of the Plat Records of Trinity County and refiled in Cabinet A, Slide 209 of the Plat Records of Trinity County, which 1.0 acre more particularly described by metes and bounds as follows:

BEGINNING on a 1/2 inch iron rod set for the North West corner of this tract and being S 2 deg. 24' 00" E 557.16 feet from a 1/4 inch iron rod found for the North West corner of said original Ernest Kizer 10.850 acre tract and also being in the East R.O.W. line of State Hwy. No. 19;

THENCE S 88 deg. 00' 00" E 160.0 feet to a 1/2 inch iron rod set for corner;

THENCE S 2 deg. 24' 00" W 272.0 feet to a 1/2 inch iron rod set for corner;

THENCE N 88 deg. 00' 00" W 160.0 feet to a 1/2 inch iron rod set for corner, same being in the West line of said original Ernest Kizer 10.850 acre tract and also being in the East R.O.W. line of said State Hwy. No. 19;

THENCE N 2 deg. 24' 00" E 272.0 feet to the place of beginning and containing 1.0 acre of land, more or less.

FILED

at 10:45 o'clock A M

APR 12 2024

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
DEPUTY