

James Morton, Trustee of the Jackson Family Trust, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2024-092
FILED FOR RECORD
AT 4:00 O'CLOCK P.M.

Evelyn Renee Hope Ovalle
XZavier Zachariah Nightowl Slayton
11207 W State Highway 31, Barry, TX 75102
Sent via first class mail and CMRR # 9489 0178 9820 3031 7015 69 on 09.09.2024

SEP 09 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Evelyn Renee Hope Ovalle and XZavier Zachariah Nightowl Slayton executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Navarro County, Texas and is recorded under Clerk's File/Instrument Number 0101001222278, to which reference is made for all purposes.

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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of October, 2024

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Navarro County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. Prior Lien: SUBORDINATE TO THE FOLLOWING: IT IS AGREED THAT THE NOTE AND LIEN BEING EXECUTED BY THE GRANTOR(S) HEREIN TO THE BENEFICIARY HEREIN IS A WRAP-AROUND NOTE AND LIEN, AND THE AMOUNT OF THE NOTE IS INCLUSIVE OF THE OUTSTANDING PRINCIPAL OF THE NOTE(S) DESCRIBED BELOW AND THAT THE GRANTOR(S) HEREIN IS TAKING THE HEREIN DESCRIBED PROPERTY SUBJECT TO, BUT IN NO WAY ASSUMING THE FOLLOWING: THAT ONE CERTAIN NOTE DATED SEPTEMBER 28, 2018, IN THE ORIGINAL PRINCIPAL SUM OF \$58,000.00, EXECUTED BY JAMES MORTON, TRUSTEE OF THE JACKSON FAMILY TRUST. PAYABLE TO THE ORDER OF LIBERTY TRUST

COMPANY, LTD. CUSTODIAN FBO RKI IRA #TC002513. SECURED BY A DEED OF TRUST OF EVEN DATE THEREWITH TOR. L. MCCALLUM, TRUSTEE(S), RECORDED UNDER COUNTY CLERK'S FILE NO. 00008052, REAL PROPERTY RECORDS. NAVARRO COUNTY, TEXAS. LENDER AGREES TO MAKE THE PAYMENTS ON THE ABOVE DESCRIBED NOTE(S) AND IN THE EVENT THAT THE SAID LENDER DOES NOT MAKE THE PAYMENTS WHEN DUE ON SAID NOTE(S), THEN, IN THAT EVENT, THE GRANTOR HEREIN MAY MAKE SAID PAYMENTS AND CREDIT 100% OF THE PAYMENTS SO MADE AGAINST THE NOTE SECURED BY THIS DEED OF TRUST AS THEREIN PROVIDED.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

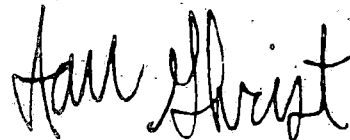
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, David Waggoner
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136