

AT 12:08 O'CLOCK P M

NOTICE OF FORECLOSURE SALE

JUL 15 2024

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.

BOBIE DAVIS
COUNTY CLERK PANOLA COUNTY, TEXAS
jm DEPUTY

PROPERTY TO BE SOLD: The property to be sold is described as follows:

BEING all that certain tract or parcel of land lying and situated in Panola County, Texas, out of the H.G. HUDSON SURVEY, ABSTRACT NO. 275 and being a part or portion of that certain 78.31 acre tract described in a deed from Sue Nell Gibert Prah et al to J.D. Timber & Land, LLC dated July 30, 2020 and recorded in Volume 2092 on Page 209 of the Deed Records of Panola County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING at the Easternmost Northeast corner of the aforesaid referred to 78.31 acre tract and the Northwest corner of that certain 34.1 acre tract described as First Tract in a deed from Commercial State Bank of Garrison to J.P. Starling dated September 30, 1943 and recorded in Volume 154 on Page 484 of the Deed Records of Panola County, Texas, a ½" pipe found for corner;

THENCE S 00° 14' 58" W with the Easternmost East boundary line of the said 78.31 acre tract and the West boundary line of the said 34.1 acre tract, at 27.55 feet pass on line a ½" rod found for reference, at 914.48 feet the Southeast corner of the said 78.31 acre tract and the Northeast corner of that certain 4-4/5 acre tract described in a deed from Forest Emmett Lee to J.P. Starling dated November 18, 1940 and recorded in Volume 136 on Page 451 of the Deed Records of Panola County, Texas, a ½" rod found for corner;

THENCE S 88° 31' 30" W with the Easternmost South boundary line of the said 78.31 acre tract and the North boundary line of the said 4-4/5 acre tract, at 793.48 feet pass on line a ½" pipe set for reference, at 818.48 feet intersect the centerline of County Road No. 1650 (not known if dedicated), a pk nail set for corner, said corner witnessed by a ½" rod bearing S 88° 31' 30" W 12.44 feet and a leaf spring found for the Easternmost Southwest corner of the said 78.31 acre tract bearings S 88° 31' 30" W 112.97 feet;

THENCE thirteen calls severing the said 78.31 acre tract and with tile centerline of County Road No. 1650 as follows:

- (1) N 14° 17' 37" E, at 96.51 feet a point for corner;
- (2) N 07° 51' 34" E, at 115.93 feet a point for corner;
- (3) N 01° 46' 42" E, at 148.13 feet a point for corner;
- (4) N 02° 03' 02" W, at 58.97 feet a point for corner;
- (5) N 03° 41' 37" W, at 94.05 feet a point for corner;
- (6) N 00° 14' 37" W, at 89.05 feet a point for corner;
- (7) N 10° 11' 27" E, at 87.31 feet a point for corner;
- (8) N 19° 10' 41" E, at 51.71 feet a point for corner;

- (9) N 32° 18' 32" E, at 114.81 feet a point for corner;
- (10) N 51° 34' 51" E, at 81.13 feet a point for corner;
- (11) N 59° 42' 33" E, at 113.48 feet a point for corner;
- (12) N 81° 51' 03" E, at 94.03 feet a point for corner;
- (13) N 86° 23' 57" E, at 64.29 feet intersect the Easternmost North boundary line of the said 78.31 acre tract, a ½" pipe set for corner, said corner witnessed by a ½" rod found for an interior ell corner of the said 78.31 acre tract bearing S 89° 44' 26" E 614.17 feet;

THENCE S 89° 44' 26" E with the Easternmost North boundary line of the said 78.31 acre tract, at 365.44 feet the point and place of beginning and containing 16.05 acres of land, more or less.

commonly known as 1577 County Road 165, Long Branch, Texas 75669; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2021 Kabco KB-32X82-SP-24 (32' x 82'), Serial Number KB0215486A22 & KB0215486B22, Label Number NTA2057236 & NTA2057237, together with all parts, accessories, repairs, improvements, and accessions.

INSTRUMENT TO BE FORECLOSED: The instrument to be foreclosed is the deed of trust recorded as document number 235082 in the official public records of Panola County, Texas.

DEED OF TRUST:

Date: July 9, 2021

Grantor / Mortgagor: Jason Michael Clark and Jessica Kate Clark

Original Trustee: Robert W. Buchholz

Beneficiary / Mortgagee:

Name: Triad Manufactured Home Financial Services, Inc.

Mailing Address: 13901 Sutton Park Dr., Bldg. A, Suite 300
Jacksonville, FL 32224
Duval County

Recording information: Official Public Records of Panola County Texas
Doc. 235082

SUBSTITUTE TRUSTEE(S):

Name: JIM MILLS, SUSAN MILLS, ANDREW MILL-MIDDLE-BROOK,
JAMEY PARSONS, ED HENDERSON

Mailing Address: 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Current Beneficiary/Mortgagee has appointed the foregoing persons as Substitute Trustee under the Deed of Trust.

BENEFICIARY/MORTGAGEE: Triad Manufactured Home Financial Services, Inc.

13901 Sutton Park Dr., Bldg. A, Suite 300
Jacksonville, FL 32224

DATE, TIME, AND PLACE OF SALE: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, August 6, 2024

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: The area of the Panola County Courthouse in Carthage, Texas, Courthouse steps on the East Side of the Panola Courthouse located at 110 S. Sycamore Street, Carthage, Texas 75633 or designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

TERMS OF SALE: 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 cash on the day the property is sold.

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 nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has 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 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. **THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.**

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.

TYPE OF SALE: The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jason Michael Clark and Jessica Kate Clark.

OBLIGATIONS SECURED: The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of \$284,217.50 executed by Jason Michael Clark and Jessica Kate Clark, and payable to the order of Triad Manufactured Home Financial Services, Inc.

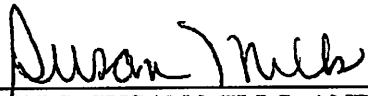
Triad Manufactured Home Financial Services, Inc., who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to Triad Manufactured Home Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

DEFAULT AND REQUEST TO ACT. Default has occurred under the Deed of Trust, and the Beneficiary/Mortgagee has requested me, as Substitute Trustee. Notice is given that before the sale the beneficiary may appoint another person as a substitute trustee to conduct the sale.

Dated:

July 12, 2024.



JIM MILLS, SUSAN MILLS, ANDREW MILL-
MIDDLE-BROOK, JAMEY PARSONS, ED
HENDERSON Substitute Trustee
9130 Jollyville Rd., Ste. 100-21
Austin, Texas 78759