

FILED

TRUSTEE'S DEED

2023 AUG 15 PM 1:45

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FRANKLIN

WHEREAS, by a certain Deed of Trust, dated May 10, 2023, recorded in the office of the County Clerk under Document Instrument NO. E169432 B450 P663 real property records of Franklin County, Texas, Joshua Hinton and Audrey Hinton, Grantor(s) conveyed to Jennifer Boese, Rhett Boese, and Nadia Boese, Trustee(s) certain property hereinafter described for the purpose of securing and enforcing payment of a certain note described in said Deed of Trust, of even date therewith and in the original principal sum of \$174,900;

WHEREAS, Jennifer Boese, the holder of said Note and Deed, as authorized by and provided in said Deed of Trust, appointed the undersigned to serve as Trustee(s), and to enforce the Deed of Trust, the said Joshua Hinton and Audrey Hinton, having made default in the payment of said note according to the terms, tenor and effect thereof and

WHEREAS, I/We Jennifer Boese, Rhett Boese, Nadia Boese, as Trustee(s) did on the 5th day of September, 2023 and between the hours of 11 a.m. and 1 p.m., after having posted written notice stating the time, place, and terms of the public sale of the hereinafter described property, which written notice was posted at the courthouse door of Franklin County, Texas, the county in which said real estate is situated, and which said notice was posted for at least twenty-one (21) days preceding the date of the sale, sell the hereinafter described property at public venue, at the outside area on the South Steps of the Courthouse or any other area designated by the Franklin County Commissioners Court or as designated by the County Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place to by the County Commissioners Court of such County; to Jenny James Company, LLC, the Grantee(s) herein, being the highest bidder, at the hour of _____ for and in consideration of the sum of \$ _____, said Grantee being the best and highest bidder therefor, and said consideration being the best and highest bid therefor. Grantee's address is 661 E Main St #200-264 Midlothian, Texas 75065.

WHEREAS, from the affidavit hereto attached as Exhibit "A" and made a part of hereof, it appears that the beneficiary holder of the indebtedness above described served notice of such Trustee's Sale by certified mail at least twenty-one (21) days preceding the date of sale on each debtor obligated to pay such indebtedness according to the records of the beneficiary and as required by law: and

WHEREAS all prerequisites required by law and/or by said Deed of Trust have been duly satisfied by the beneficiary therein and by said Trustee(s):

NOW, THEREFORE, in consideration of the premises and of the payment to me of the sum of \$174,900, by the said Grantee's, I/We Nadia Boese, as Trustee(s), by virtue of the authority conferred upon me/us in the said Deed of Trust, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Grantee(s) and the Grantee(s) heirs and successors, administrators, executors and assigns, all of the following described property situated in Franklin, County, Texas:

Property (including any improvements):

Exhibit "A"

Also known as: 723 County Road SE 3370 Winnsboro, Texas 75494

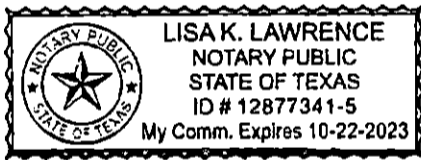
TO HAVE AND TO HOLD the above described real property, together with the rights, privileges and appurtenances thereto belonging, unto the said Grantee(s) and the Grantee(s) heirs, successors, administrators, executors and assigns, forever; and I/We, Jennifer Boese, Rhett Boese, Nadia Boese, as said Trustee(s), do hereby bind the successors, administrators, executors, and assigns, to warrant and forever defend the said premises unto the said Grantee(s) and the Grantee(s) heirs, successors, administrators, executors and assigns forever, against the claims of all persons claiming or to claim the same or any part thereof:

EXECUTED this 15 day of August, 2023.

By: Nadia Boese
Nadia Boese, Trustee

THE STATE OF TEXAS
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me on the 15th day of August, 2023 by, Nadia Boese.



Lisa K. Lawrence
NOTARY PUBLIC, STATE OF TEXAS

After Recording Return To:
Jennifer Boese
661 E Main St #200-246
Midlothian, TX 75494

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF FRANKLIN, STATE OF TEXAS, BEING IN THE J. R. BLAIR SURVEY, ABSTRACT NO. 32, AND BEING A PORTION OF THAT 10.00 ACRE TRACT CONVEYED FROM AMBER SHEREE COX MOORE AND HUSBAND, KELLY MOORE TO JENNY JAMES COMPANY, LLC FILED ON JULY 6, 2022 AS SHOWN RECORDED IN VOLUME 432, PAGE 607 OF THE OFFICIAL PUBLIC RECORDS OF FRANKLIN COUNTY, TEXAS AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF FRANKLIN COUNTY ROAD SE 3370, SAME BEING IN THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED 10.00 ACRE TRACT, SAME ALSO BEING THE NORTHEAST CORNER OF A 1.03 ACRE PARCEL 7 THIS DAY SURVEYED OUT OF THE SAID 10.00 ACRE TRACT, SAME ALSO BEING IN THE SOUTH BOUNDARY LINE OF 102.47 ACRE TRACT TWELVE CONVEYED TO THE PURLEY GATES RANCH AND RECORDED IN VOLUME 239, PAGE 367 OF THE DEED RECORDS OF SAID COUNTY, SAID POINT OF BEGINNING LIES SOUTH 88 DEG. 22 MIN. 46 SEC. EAST, 764.10 FEET FROM A ½ INCH STEEL ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED 10.00 ACRE TRACT, A 3/8 INCH STEEL ROD SET WITH A CAP MARKED "NOBLE" FOR A WITNESS BEARS SOUTH 1 DEG. 15 MIN. 30 SEC. WEST, 15.00 FEET;

THENCE SOUTH 88 DEG. 22 MIN. 46 SEC. EAST, ALONG THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED 10.00 ACRE TRACT AND WITH A LINE RUNNING NEAR THE CENTER OF FRANKLIN COUNTY ROAD SE 3370, A DISTANCE OF 166.68 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF A 1.00 ACRE PARCEL 9 THIS DAY SURVEYED OUT OF THE SAID 10.00 ACRE TRACT, A 3/8 INCH STEEL ROD SET WITH A CAP MARKED "NOBLE" FOR A WITNESS BEARS SOUTH 1 DEG. 15 MIN. 30 SEC. WEST, 15.00 FEET;

THENCE SOUTH, 1 DEG. 15 MIN. 30 SEC. WEST, 374.40 FEET TO A 1/2 INCH STEEL ROD SET WITH A CAP MARKED "NOBLE" IN THE SOUTH BOUNDARY LINE OF THE SAID 10.00 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 1.00 ACRE PARCEL 9;

THENCE NORTH 88 DEG. 22 MIN. 46 SEC. WEST, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 10.00 ACRE TRACT, 166.68 FEET TO A 3/8 INCH STEEL ROD SET WITH A CAP MARKED "NOBLE" AT THE SOUTHEAST CORNER OF A 1.03 ACRE PARCEL 7;

THENCE NORTH 1 DEG. 15 MIN. 30 SEC. EAST, ALONG THE EAST BOUNDARY LINE OF THE SAID 1.03 ACRE PARCEL 7, A DISTANCE OF 374.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.43 ACRES OF LAND.

AFFIDAVIT

STATE OF TEXAS

COUNTY OF FRANKLIN

BEFORE ME, the undersigned authority personally appeared the undersigned affiant, who, after being duly sworn, deposes and states under oath as follows:

I am above the age of eighteen (18) years and am competent to make this affidavit and knowledgeable of the statements made in this affidavit.

At the instructions of the holder of the indebtedness, or its agent, secured by a Deed of Trust, dated May 10, 2023 executed by Joshua Hinton and Audrey Hinton to Jennifer Boese, Rhett Boese, Nadia Boese, Trustee(s) and recorded in the office of the County Clerk under Document Instrument NO. E169432 B450 P663 real property records, Franklin County, Texas, and based upon the information provided by or on behalf of such holder or agent the undersigned caused written notice of the proposed sale of the real property encumbered by said Deed of Trust scheduled for the 5th day of September, 2023, to be mailed by certified mail return receipt requested on each debtor obligated to pay the indebtedness secured by said Deed of Trust according to the records of such holder or agent at least twenty-one (21) days preceding the date of the scheduled sale.

To the best of the undersigned's knowledge and belief, the debtor(s) had not filed any bankruptcy proceedings, is/are alive and based on information obtained from the U.S. Defense Manpower internet military website, it is my belief that such debtor(s) is/are not in the armed services of the United States of America on the date hereof or nine months prior hereto.

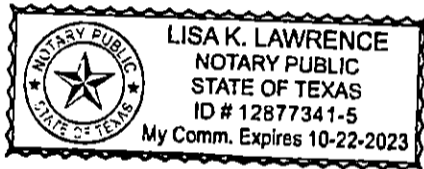
EXECUTED this 15 day of August 2023.

By: *Nadia Boese*
Nadia Boese, Trustee

THE STATE OF TEXAS

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me on the 15th day of August 2023, by Nadia Boese.



Lisa K. Lawrence
NOTARY PUBLIC, STATE OF TEXAS

After Recording Return To:
Jennifer Boese
661 E Main St #200-246
Midlothian, TX 75494