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## NOTICE OF FORECLOSURE 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.

*Stacy Crane*  
CLERK COUNTY COURT  
FRANKLIN CO., TX

1. *Trustee.* Derek Long

*Trustee's Address.* Penfold & Long, PC  
5950 Sherry Lane  
Suite 220  
Dallas, Texas 75225

2. *Property to Be Sold.* The property to be sold is described as follows:

All that certain tract or parcel of land situated in the James Lowe Survey, A-289, Franklin County, Texas, being out of those 6 Lots conveyed to A.D. Lamb by Deed recorded in Vol. 73, page 7, Deed Records of Franklin County, Texas, and being more particularly described as follows:

BEGINNING at a concrete ROW marker for corner situated on the South ROW line of FM 21 and being on the NW corner of a tract owned by H.D. Benson;

THENCE S 0 degree 27 minutes E with the WBL of said Benson tract - 144.8 feet to a stake for corner situated on the NE corner of a 1.0 acre tract conveyed to A.D. Lamb by Deed recorded in Vol. 65, page 318 of said Deed Records;

THENCE N 89 degrees 19 minutes W with the NBL of said 1.0 acre tract - 420.0 feet to a stake for corner situated on the NW corner of said 1.0 acre tract;

THENCE S 0 degree 27 minutes E with the WBL of said 1.0 acre tract -105.0 feet to a stake for corner situated on the SW corner of said 1.0 acre tract;

THENCE N 89 degrees 19 minutes W with the SBL of said Lowe Survey - 14.3 feet to a 3/8 inch iron pipe for corner situated on the SE corner of a 0.497 acre tract;

THENCE N 1 degree 35 minutes W - 416.7 feet to a 3/8 inch iron pipe for corner situated on the NE corner of said 0.497 acre tract;

THENCE S 89 degrees 59 minutes E - 117.5 feet to a 5/8 inch iron pipe for corner situated on the Northernmost SE corner of a 7.5 acre tract;

THENCE N 5 degrees 41 minutes E with the Easternmost EBL of said 7.5 acre tract -113.7 feet to a 5/8 inch iron pipe for corner situated on said ROW line;

THENCE in an Easterly direction with said ROW line: S 48 degrees 08 minutes E - 243.3 feet and S 46 degrees 47 minutes E - 178.4 feet to the place of beginning containing 3.000 acres.

Being a portion of that certain property described in deed from Edna P. Lamb to Dale Hill and wife, Edith Hill, dated August 22, 1978, and recorded in vol. 146, page 511, Deed Records of Franklin County, Texas; and also being out of that property described in deed from Dale Hill and wife, Edith Hill, to Bill H. Hill and wife, Bette D. Hill, dated November 25, 1980, and recorded in vol. 161, page 484, Deed Records of Franklin County, Texas.

And being the same land described in deed dated January 14, 1981, from Bill H. Hill and Bette D. Hill to Archibald E. Gordon and wife, Miyoko Gordon, recorded in Volume 163, Page 101, of the Deed Records of Franklin County, Texas.

Commonly known as 7172 FM 21, Mount Pleasant, Texas 75455.

3. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust filed for record under Clerk's File No. 157710 (Volume 387, Page 906), Real Property Records of Franklin County, Texas. The debtor is Dennis Steward and Mystie Steward.
4. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, the 1<sup>st</sup> day of February, 2022

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: The south steps of the Franklin County Courthouse or as designated by the Commissioner's Court of Franklin County, pursuant to Section §51.002 of the Texas Property Code as amended.

JMSR Enterprises LLC, a Texas limited liability company ("Mortgagee") has appointed Derek Long as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date, Time and Place of Sale, Trustee will offer the property for sale at public auction at the Place, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, IN THIS DISPOSITION. The earliest time the sale will occur is the Time, and the sale will be conducted no later than three hours thereafter.

DATED: JANUARY 4, 2022



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Derek Long  
Penfold & Long, PC  
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Email: [Derek@PenfoldLong.com](mailto:Derek@PenfoldLong.com)

### CERTIFICATE OF POSTING

I am Derek Long whose address is 5950 Sherry Lane, Suite 220, Dallas, Texas 75225. I declare under penalty of perjury that on January 5, 2022, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Franklin County Clerk and caused it to be posted at the location directed by the Franklin County Commissioners Court.



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Derek Long