

FILED

2024 MAY 14 PM 4: 22

Jenny James Company, LLC, Noteholder  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Joshua Hinton  
Audrey Hinton  
723 County Road, SE 3370 Winnsboro, TX 75494  
Sent via first class mail and CMRR # 9489 0178 9820 3026 1814 75 on 05.14.2024

Paige C. Burrell  
COUNTY CLERK  
FRANKLIN COUNTY, TX

Joshua Hinton  
Audrey Hinton  
723 County Road, SE 3370 Winnsboro, TX 75494  
Sent via first class mail and CMRR # 9489 0178 9820 3026 1814 99 on 05.14.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Joshua Hinton and Audrey Hinton 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 Franklin County, Texas and is recorded under Clerk's File/Instrument Number 169432, 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 4<sup>th</sup> day of June, 2024

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Franklin 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:

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 COMP ANY, 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, SAM BEING IN THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED 10.00ACRE 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 1/2 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 IF 166.68 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER IF 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 I DEG. 15 MIN. 30 SEC. WEST, 15.00 FEET; THENCE SOUTH, I DEG. 115 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 A1.03 ACRE PARCEL 7; THENCE NORTH 1 DEG. 15 MIN. 30 SEC. EAST, ALONG THE EAST BOUNDARY LINE OF THE SAID 1.03 ACRE PARCEL7, A DISTANCE OF 374.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.43 ACRES OF LAND.

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.



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