

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

FILED

WHEREAS, on April 18, 2023, Abundant Life HCS Company ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$74,250.00, payable to the order of ZEUSLENDING.COM, which Deed of Trust is recorded in Volume 445, Page 566 of the Real Property Records of Franklin County, Texas, and covers all of the real property, personal property, and fixtures described therein, including but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

2025 JUL 15 PM 14
Audie D. Durrell
COUNTY CLERK
FRANKLIN COUNTY, TX

All that certain 0.19 acre tract or parcel of land being situated in the J. Sloan Survey, Abstract 425, in the City of Mount Vernon, in Franklin County, Texas and being the same a called 0.190 acre tract described in a Warranty Deed With Vendor's Lien to Mack Jones and Karen Jones, as recorded in Vol. 0138, Pg. 037 of the Official Public Records of said county and said 0.19 acre tract being described by metes and bounds, as follows:

BEGINNING at an iron rod, with a cap stamped "RPLS 1806", found on the east line of Olive Street, for the northwest corner of a tract recorded in Vol. 19, Pg. 525 of said Official Public Records, for the southwest corner described herein (NOTE: BEARINGS AND DISTANCES ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE-4202):

THENCE North 03deg17'50" West, along said east line a distance of 96.00 feet to a 1/2 inch iron rod found for the southwest corner of a tract recorded in Vol. 199, Pg. 419 of said Official Public Records and the northwest corner described herein:

THENCE North 87deg15'31" East, leaving said east line and along the south line of said Vol. 199, Pg. 419, a distance of 84.91 feet to a 1/2 inch iron rod found for the southeast corner of said Vol. 199, Pg. 419, the southwest corner of a called 0.60 acre tract recorded in Vol. 265, Pg. 589 of said Official Public Records, the northwest corner of Tract One, a called 0.344 acres tract recorded in Vol. 417, Pg. 270 of said Official Public Records and the northeast corner described herein;

THENCE South 07deg37'48" East, along the west line of said Tract One, a distance of 91.70 feet to an iron rod with a cap stamped "RPLS 1806", found for the southwest corner of said Tract One, on the north line of said Vol. 19, Pg. 525 and the southeast corner described herein;

THENCE South 84deg22'12" West, along said north line, a distance of 91.91 feet to the POINT OF BEGINNING and containing 8,287 square feet or 0.19 acre of land, more or less, commonly known as 109 Olive Street, Mount Pleasant, Texas 75457; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Harriett Fletcher, David Garvin, Sheryl LaMont, Clifford D. Harmon, Kelly Goddard and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

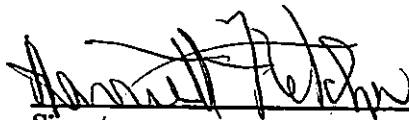
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and New York Mutual, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, August 05, 2025, being the first Tuesday of such month, at the county courthouse of Franklin County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Franklin County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **12:00 P.M.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, August 05, 2025**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of July 15, 2025.


A handwritten signature in black ink, appearing to read "Harriett Fletcher", is written over a horizontal line.

Signature

Harriett Fletcher, Substitute Trustee
Printed Name

Matter No. 2058

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254