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NOTICE OF FORECLOSURE SALE

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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.

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

All that certain, tract or parcel of land situated in the N. Keith Survey, Abstract No. 269, Franklin County, Texas, and being part of the remainder of that certain called 14.012 acre tract of land conveyed from Angela Haynes et vir to D & A Haynes LLC, by Warranty Deed, as recorded in Volume 362, Page 417, Official Public Records, Franklin County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set marked (BY-LINE) for corner, said point lying in an East line of the remainder of said 14.012 acre tract, and in the West line of the remainder of a called 51.601 acre tract of land conveyed to Monte Cooper, by deed recorded in Volume 198, Page 454, Deed Records, Franklin County, Texas, from said point, a 1/2 inch iron rod found marked (Saxon) at a Northeast corner of the remainder of said 14.012 acre tract, and the Southeast corner of a called 1.0000 acre tract of land conveyed to Angie Penny, by deed recorded in Volume 260, Page 566, Official Public Records, Franklin County, Texas, bears North 03 Degrees 51 Minutes 35 Seconds West, a distance of 44.64 feet, and a 1/2 inch iron rod found marked (Saxon) at the Northeast corner of said 1.0000 acre tract, bears North 03 Degrees 51 Minutes 35 Seconds West, a distance of 253.32 feet;

THENCE, South 03 Degrees 51 Minutes 35 Seconds East, along an East line of the remainder of said 14.012 acre tract, and the West line of said 51.601 acre tract, a distance of 295.16 feet to a 1/2 inch iron rod set marked (BY-LINE) for corner, from said point, a 1/2 inch iron rod found marked (Swanner), bears South 03 Degrees 51 Minutes 35 Seconds East, a distance of 707.20 feet;

THENCE, South 86 Degrees 08 Minutes 25 Seconds West, along a partition line, a distance of 295.16 feet to a 1/2 inch iron rod set marked (BY-LINE) for corner;

THENCE, North 03 Degrees 51 Minutes 35 Seconds West, along a partition line, a distance of 295.16 feet to a 1/2 inch iron rod set marked (BY-LINE) for corner;

THENCE, North 86 Degrees 08 Minutes 25 Seconds East, along a partition line, passing at a distance of 148.75 feet, a 1/2 inch iron rod set marked (BY-LINE EASEMENT) at the Southwest corner of a called 0.05 acre 30 feet wide Easement this same day surveyed, and

continuing the same course, passing at a distance of 190.03 feet, a 1/2 inch iron rod set marked (BY-LINE EASEMENT) at the Southeast corner of said 0.05 acre Easement, and continuing the same course in all a total distance of 295.16 feet to the POINT OF BEGINNING.

Together with:

A 30 feet wide Easement situated in the N. Keith Survey, Abstract No. 269, Franklin County, Texas, and being part of the remainder of that certain called 14.012 acre tract of land conveyed from Angela Haynes et vir to D & A Haynes LLC, by Warranty Deed, as recorded in Volume 362, Page 417, Official Public Records, Franklin County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set marked (BY-LINE EASEMENT) for corner, said point lying in a North line of the remainder of said 14.012 acre tract, and in the South line of a called 1.0000 acre tract of land conveyed to Angie Penny, by deed recorded in Volume 260, Page 566, Official Public Records, Franklin County, Texas, from said point, a 1/2 inch iron rod found (bent) at an ell corner of the remainder of said 14.012 acre tract, the Southwest corner of said 1.0000 acre tract, and an ell corner of a called 30 feet wide Easement described in Volume 260, Page 566, official Public Records, Franklin County, Texas, bears, South 87 Degrees 22 Minutes 07 Seconds West, a distance of 15.74 feet;

THENCE, North 87 Degrees 22 Minutes 07 Seconds East, along a North line of the remainder of said 14.012 acre tract, and the South line of said 1.0000 acre tract, a distance of 42.14 feet to a 1/2 inch iron rod set marked (BY-LINE EASEMENT) for corner, from said point, a 1/2 inch iron rod found marked (Saxon) at a Northeast corner of the remainder of said 14.012 acre tract, and the Southeast corner of said 1.0000 acre tract, bears North 87 Degrees 22 Minutes 07 Seconds East, a distance of 150.48 feet;

THENCE, South 47 Degrees 14 Minutes 41 Seconds East, a distance of 65.86 feet to a 1/2 inch iron rod set marked (BY-LINE EASEMENT) for corner, said point lying in the North line of a called 2.00 acre tract of land this same day surveyed out, from said point, a 1/2 inch iron rod set marked (BY-LINE) at the Northeast corner of said 2.00 acre tract, bears North 86 Degrees 08 Minutes 25 Seconds East, a distance of 105.13 feet;

THENCE, South 86 Degrees 08 Minutes 25 Seconds West, along the North line of said 2.00 acre tract, a distance of 41.28 feet to a 1/2 inch iron rod set marked (BY-LINE EASEMENT) for corner, from said point, a 1/2 inch iron rod set marked (BY-LINE) at the Northwest corner of said 2.00 acre tract, bears South 86 Degrees 08 Minutes 25 Seconds West, a distance of 148.75 feet;

THENCE, North 47 Degrees 14 Minutes 41 Seconds West, a distance of 67.10 feet to the POINT OF BEGINNING of land, allowing the free and uninterrupted right of ingress and egress from public roads to the 2.00 acre tract of land described above; and this easement is given with the right to Grantee to transfer the easement together with the title to said 2.00 acre tract to successors in title.

Parcel ID No.: 00882-00000-00043-000000

Title to the above described property conveyed to Amberlie Michelle Penny from Angela G. Haynes by Warranty Deed dated August 18, 2023 and recorded August 29, 2023 in Book 452, Page 17 or Instrument No. 169663.

commonly known as 793 FM 21, Mount Vernon, Texas 75457; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2024 CMH Manufacturing 52NXI28603AH24 (28' x 60'), Serial Number ATH005240TXAAC & ATH005240TXBAC, Label Number NTA2203485 & NTA2203486, 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 170403 in the official public records of Franklin, Texas.

DEED OF TRUST:

Date: November 20, 2023

Grantor / Mortgagor: Amberlie Michelle Penny

Original Trustee: Robert W. Buchholz, Attorney at Law

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 Franklin County Texas
Doc. 170403

SUBSTITUTE TRUSTEE(S):

Name: JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK,
ROCKY THOMASSON, ED HENDERSON, JOE HALLONQUIST,
LAURIE BLACKWELL, KRISTEN ALDRIDGE, HAILEY CLARK

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

Current Beneficiary / Mortgagee, Triad Financial Services, Inc., has appointed the foregoing persons as Substitute Trustee under the deed of trust.

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

Date: Tuesday, January 7, 2025

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 south steps of the Franklin County Courthouse located at 200 N. Kaufman Street, Mount Vernon, Texas 75457 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 Amberlie Michelle Penny.

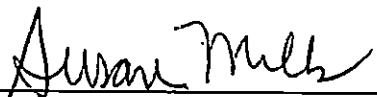
OBLIGATIONS SECURED: The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of \$151,583.78 executed by Amberlie Michelle Penny, and payable to the order of Triad Manufactured Home Financial Services, Inc.

Triad 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 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 Mortgagee has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgagee. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: December 6, 2024.



JIM MILLS, SUSAN MILLS, ANDREW MILLS-
MIDDLEBROOK, ROCKY THOMASSON, ED
HENDERSON, JOE HALLONQUIST, LAURIE
BLACKWELL, KRISTEN ALDRIDGE, HAILEY
CLARK
Substitute Trustee
9130 Jollyville Rd., Ste. 100-21
Austin, Texas 78759