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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.

Brook Burrell
FRANKLIN COUNTY, TX

1. *Trustee.* Derek Long

Trustee's Address. 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 lot, tract or parcel of land situated in City of Mt. Vernon, being a part of the JOSEPH SLOAN SURVEY, A-425, and a part of that certain tract of land conveyed to Joe Clyde Clinton and wife, by Robert R. Brooks et al by deed dated August 1943 and recorded Vol. 60, page 73, of the Deed Records, Franklin County, Texas, and said lot described as follows:

BEGINNING at a point 70 ft. E and 55 ft. N. of the SW corner of said lot conveyed to Joe Clyde Clinton et ux by said Robert R. Brooks et al said beginning point being the NW corner of a lot conveyed to Fred L. Hogan by Joe Clyde Clinton et ux by deed dated February 28, 1860 and recorded in Vol 68, page 370 of the Deed Records of Franklin County, Texas, a stake on the EBL of the lot conveyed to A.J. Petty by said Joe Clyde Clinton et ux by deed dated August 20, 1840 recorded Vol. 68, page 67 of the Deed Records of Franklin County, Texas;

THENCE East with the NB line of said Fred L. Hogan lot 150 ft. to a stake in the middle of Miller Street;

THENCE North with said Street 60 feet to the NE corner of lot or tract conveyed to Joe Clyde Clinton by Robert R. Brooks et al;

THENCE West with the NBL of said lot 160 ft. to the NE corner of A.J. Petty lot;

THENCE South with the EB line of said Petty lot 60 ft. to the place of beginning.

Being the same land described in Warranty Deed dated September 8, 1987 from Rex Milton Giddens, Executor of the Estate of Milton R. Giddens, Deceased to Cloe W. Talley recorded in Volume 252, Page 767 of the Deed Records of Franklin County, Texas.

Commonly known as 200 Miller Street, Mount Vernon, Texas 75457

3. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust filed June 30, 2020, recorded under Clerk's File No. 157777 (Volume 388, Page 199) of the Real Property Records of Franklin County, Texas. The debtor is Dickson Githua and Jewel Githua.
4. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, the 3rd day of June, 2025.

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: Franklin County Courthouse, located at 200 N. Kaufman Street, Mount Vernon, Texas 75457, or any other area as designated by the County Commissioners of Franklin County, Texas, 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 to act 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: MAY 7, 2025.



Derek Long
Penfold & Long, PC
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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 May 7, 2025, 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.

A handwritten signature in black ink, appearing to read 'Derek Long', written over a horizontal line.

Derek Long