



NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: 5.12 acres out of and a part of the Marcus P. Mead Survey A-717 situated in Houston County, Texas and being more particularly described on Exhibit A attached hereto and made a part hereof

January 27, 2026

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: January 30, 2020

Trustee: R. C. (Chris) von Doenhoff

Substitute Trustee:

Terry M. Thorn

Address:

608 E. Crawford St.
Palestine, TX, 75801

Grantors: Arthur Kimble and Casandra Kimble

Mortgagees: Roy J. Duggan and Margie A. Duggan (hereafter "Lenders")

Recording Information: Recorded under Instrument No. 2000489 of the Real Property Records of Houston Co of the real property records of Houston County, Texas.

Legal Description: 5.12 acres of land out of and a part of the Marcus P. Mead Survey A-717 situated in Houston County, Texas and being more particularly described on Exhibit A attached hereto and made a part hereof

Note Secured by Deed of Trust: Real Estate Lien Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: January 30, 2020

Original Principal Amount: \$65,000.00

Makers: Arthur Kimble and Casandra Kimble

Lenders: Roy J. Duggan and Margie A. Duggan

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: East side of the Houston County Courthouse located at 401 E. Houston Avenue, Crockett, Texas.

Sale Date: March 3, 2026

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10 o'clock a.m., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lenders, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lenders directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lenders to foreclose and sell the property, as described in Lenders's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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.

THIS DOCUMENT ASSIGNS TERRY M. THORN AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Terry M. Thorn, Substitute Trustee

BEING all that certain tract or parcel of land lying and situated in Houston County, Texas, out of the MARCUS P. MEAD SURVEY, ABSTRACT NO. 717 and being all that certain called 2.978 acre tract conveyed to Jerry Al Brown, et ux in the document recorded in Document No. 044360 of the Image Records of Houston County, Texas, and being all that certain called 2.2452 acre tract (FIRST TRACT) conveyed to Jerry Al Brown, et ux in the document recorded in Document No. 031479 of the said Image Records, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point on the North right-of-way line of FM 228 for the Southwest corner of the aforesaid referred to 2.978 acre tract and the Southeast corner of a called 0.95 acre tract conveyed to James Calvin Ivey in the document recorded in Volume 794 on Page 509 of the Official Records of the said County, from which a ½" iron pipe found for reference bears S 09 deg. 14' 21" E 5.52 feet;

THENCE along the West boundary line of the said 2.978 acres tract and the West boundary line of the aforesaid referred to 2.2452 acre tract and the East boundary line of the said 0.95 acre tract, N 09 deg. 14' 21" W 542.17 feet a ½" iron pin found for the Northwest corner of the tract conveyed to James L. McFadden, et ux in the document recorded in Volume 1081 on Page 92 of the said Official Records;

THENCE along the common boundary line of the said 2.2542 acre tract and the said 5.6126 acre tract, N 80 deg. 44' 28" E, at 403.97 feet pass on line a ½" iron pin found for the reference, at 433.97 feet a point in the centerline of Berri Lane, for the Northeast corner of the said 2.2542 acre tract and the Southeast corner of the said 5.6126 acre tract;

THENCE along the common boundary line of the said 2.2542 acre tract and the said 2.978 and the said centerline of Berri Lane the following two (2) courses;

- 1.) S 09 deg. 36' 42" E 224.98 feet an angle point from which a ½" iron pin found for reference bears S 80 deg. 45' 19" W 30.00 feet;
- 2.) S 08 deg. 06' 03" E at 2.63.65 feet a point for corner at the intersection of the said centerline of Berri Road and the curving North ROW of the said FM 228 from which a ½" iron pin found for reference bears S 84 deg. 06' 40" E 30.78 feet;

THENCE across the said 2.978 acre tract and along the North ROW the said FM 228 the following two (2) courses:

- 1.) 128.93 feet along a 01 deg. 57' 32" curve to the left having a radius of 2924.79 feet, a central angel of 02 deg. 31' 33" and a long chord bearing S 74 deg. 31' 36" W a distance of 128.92 feet to a point for corner at the end of a curve from which a water meter bears S 31 deg. 08' W 15.3 feet;
- 2.) S 73 deg. 15' 49" at 304.64 feet the POINT AND PLACE OF BEGINNING and containing 5.12 acres of land, more or less, of which 0.337 acre lines within Berri Lane.

The bearings for this tract are based on the West boundary line of the said 2.2542 acre tract.