

NOTICE OF FORECLOSURE SALE

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.

Date: August 8, 2025

Deed of Trust ("Deed of Trust"):

Date: October 1, 2021

Grantor: Anisley Gomez Placencia

Trustee: The Owner Finance Company

Beneficiary: The Owner Finance Company

Recorded As: Doc. No. 22-256 in the Official Public Records of Tyler County, Texas

Substitute Trustee: Jacob Hyde and Thomas Trevino

NO. _____ TIME 10:20 AM
AUG 11 2025
DORNECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By [Signature]

Promissory Note ("Note"):

Date: October 1, 2021

Borrower: Anisley Gomez Placencia

Lender: The Owner Finance Company

Original Principal Amount: \$246,500.00

Property To Be Sold: The property to be sold (the "Property") is described as follows:

TRACT ONE ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN TYLER COUNTY, TEXAS, BEING 43/100 OF AN ACRE OUT OF THE E. F. HANKS SURVEY, ABSTRACT NUMBER 20, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING SOUTH 70 DEGREES EAST 44 FEET FROM THE SOUTHEAST CORNER OF A 2.1 ACRE TRACT CONVEYED BY J. P. SHEPHERD TO W. G. SHEPHERD, AT AN IRON STAKE FOR CORNER IN THE EAST EDGE OF OLD HIGHWAY 40; THENCE NORTH 85 DEGREES EAST 155 FEET TO STAKE FOR CORNER; THENCE SOUTH 121 FEET TO A STAKE FOR CORNER; THENCE SOUTH 85 DEGREES WEST 155 FEET TO STAKE

FOR CORNER IN EAST EDGE OF SAID OLD HIGHWAY 40; THENCE NORTH 121 FEET TO THE PLACE OF BEGINNING, CONTAINING 43/100 OF AN ACRE; BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM W. G. SHEPHERD AND WIFE, WILLIE SHEPHERD, TO W.D. TOLBERT AND WIFE, DORIS MARIE TOLBERT, EXECUTED THE 27TH DAY OF SEPTEMBER, 1946, AND RECORDED IN VOLUME 114, PAGE 90, ET SEQ., OF THE DEED RECORDS OF TYLER COUNTY, TEXAS, TO WHICH INSTRUMENT AND THE RECORD THEREOF REFERENCE IS HEREIN MADE FOR ALL PURPOSES. AND TRACT TWO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN TYLER COUNTY, TEXAS, AND BEING A PART OF THE E. F. HANKS SURVEY, ABSTRACT NUMBER 20, AND DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF 9.9 ACRES CONVEYED BY E. L. SWEARINGEN TO GUY SHEPHERD, A STAKE FROM WHICH A 7 INCH PINE BRS. NORTH 61 1/2 EAST 3.1 VRS. AND A 9 INCH PINE BRS. NORTH 81 1/2 WEST 2.5 VRS.; THENCE WEST ALONG THE SBL OF SAID TRACT 68 VRS. A STAKE FOR CORNER FROM WHICH THE SOUTHWEST CORNER OF SAID 9.9 ACRE TRACT IS 32 VRS. WEST, THIS POINT BEING IN THE CENTER OF THE ROAD; THENCE NORTH 17 DEGREES WEST ALONG SAID ROAD C/L 78 VRS. TO CORNER; THENCE EAST 90.5 VRS. A STAKE IN THE EBL OF SAID 9.9 ACRE TRACT; THENCE SOUTH ALONG AND WITH SAID LINE 75 VRS. TO THE BEGINNING, CONTAINING 1.05 ACRES OF LAND, MORE OR LESS; BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM J. H. FAIN TO W. D. TOLBERT AND WIFE, DORIS TOLBERT, AND EXECUTED THE 3RD DAY OF AUGUST, 1950, AND RECORDED IN VOLUME 127, PAGE 61, ET SEQ., DEED RECORDS OF TYLER COUNTY, TEXAS, TO WHICH INSTRUMENT AND THE RECORD THERE OF REFERENCE IS HEREIN MADE FOR ALL PURPOSES. AND TRACT THREE ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN TYLER COUNTY, TEXAS, AND BEING A PART OF THE E. F. HANKS SURVEY, ABSTRACT NUMBER 20, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A 1.1 ACRE TRACT CONVEYED BY GRANTORS TO RODNEY AUSTIN; THENCE WEST 90 VRS. TO THE CENTER LINE OF OLD HIGHWAY 40, BEING THE NORTHWEST CORNER OF SAID 1.1 ACRE TRACT; THENCE NORTH 9 DEGREES WEST 160 VRS. WITH SAID HIGHWAY C/L TO A STAKE FOR CORNER; THENCE NORTH 72 DEGREES EAST 121 VRS. TO A STAKE FOR CORNER FROM WHICH A SWEET GUM BRS. NORTH 57 DEGREES EAST 2.5 VRS.; THENCE SOUTH 194 VRS. TO THE PLACE OF BEGINNING, CONTAINING WITHIN THE BOUNDS OF THE ABOVE DESCRIBED TRACT A TRACT OF 43/100 OF AN ACRE HERETOFORE CONVEYED BY GRANTORS TO GRANTEEES, WITH ADDITIONAL 2.82 ACRES BEING HEREBY ADDED TO THE AFORESAID TRACT; BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM W. G. SHEPHERD AND WIFE, WILLIE SHEPHERD, TO W. D. TOLBERT AND WIFE, DORIS MARIE TOLBERT, AND EXECUTED ON THE 25TH DAY OF JULY, 1950, AND RECORDED IN VOLUME 127, PAGE 326, ET SEQ., OF THE DEED RECORDS

OF TYLER COUNTY, TEXAS, TO WHICH INSTRUMENT AND THE RECORD THEREOF REFERENCE IS HEREIN MADE FOR ALL PURPOSES. AND TRACT FOUR ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN TYLER COUNTY, TEXAS, AND BEING A PART OF THE E. F. HANKS SURVEY, ABSTRACT NUMBER 20, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A 43/100 ACRE TRACT CONVEYED TO W. D. TOLBERT, A STAKE FOR CORNER FROM WHICH A SWEET GUM BRS. NORTH 57 DEGREES EAST 2.5 VRS.; THENCE SOUTH 72 DEGREES WEST 106 VRS. A STAKE FOR CORNER IN EAST SIDE OF OLD HIGHWAY 40; THENCE NORTH 9 DEGREES WEST 127 VRS. WITH SAID EBL TO A SLAKE FOR CORNER; THENCE NORTH 75 DEGREES EAST 66 VRS. TO STAKE IN OPEN FIELD FOR CORNER; THENCE NORTH 138.7 VRS. TO STAKE FOR CORNER IN THE NBL OF GRANTOR'S TRACT OF LAND; THENCE EAST 60 VRS. WITH SAID LINE TO IRON STAKE FOR CORNER; THENCE SOUTH 245.5 VRS. TO THE PLACE OF BEGINNING, CONTAINING 3.75 ACRES OF LAND, MORE OR LESS; BEING THE SAME TRACT OF LAND CONVEYED TO W. D. TOLBERT BY DEED DATED MAY 3, 1952, AND RECORDED IN VOLUME 136, PAGE 414, DEED RECORDS OF TYLER COUNTY, TEXAS, TO WHICH INSTRUMENT AND THE RECORD THEREOF REFERENCE IS HEREIN MADE FOR ALL PURPOSES; SAVE AND EXCEPT A CERTAIN 1.44 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED 3.75 ACRE TRACT; THENCE NORTH 87 DEGREES 11 MINUTES WEST 166.87 FEET WITH THE NORTH LINE OF SAID 3.75 ACRE TRACT TO AN IRON STAKE AT THE NORTHWEST CORNER OF SAME, THIS ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO T. B. HOLTMAN BY DEED DATED AUGUST 1, 1963, AND RECORDED IN VOLUME 205, PAGE 131, DEED RECORDS OF TYLER COUNTY, TEXAS; THENCE SOUTH 02 DEGREES 27 MINUTES WEST 385.85 FEET WITH THE EAST LINE OF SAID HOLTMAN TRACT TO AN IRON STAKE FOR THE SOUTHEAST CORNER OF SAME; THENCE SOUTH 77 DEGREES 28 MINUTES WEST 183.13 FEET WITH THE SOUTH LINE OF SAID HOLTMAN TRACT TO AN IRON STAKE AT THE SOUTHWEST CORNER OF SAME ON THE EAST EDGE OF OLD HIGHWAY 40; THENCE SOUTH 07 DEGREES 51 MINUTES EAST 12.00 FEET WITH THE EAST EDGE OF SAID OLD HIGHWAY 40 TO AN IRON STAKE FOR CORNER; THENCE NORTH 77 DEGREES 21 MINUTES EAST 354.90 FEET TO AN IRON STAKE FOR CORNER IN THE EAST LINE OF SAID 3.75 ACRE TRACT; THENCE NORTH 02 DEGREES 16 MINUTES EAST 351.34 FEET WITH THE EAST LINE OF SAID 3.75 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 1.44 ACRES OF LAND, MORE OR LESS.

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, September 02, 2025

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Tyler County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

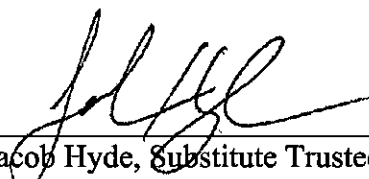
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED August 8, 2025



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Thomas Trevino, Substitute Trustee
100 E. Whitestone Blvd., Ste. 148-299
Cedar Park, TX 78613
Tel: (512) 992-8591
jacob.hyde.law@gmail.com