

**Notice of Foreclosure Sale**

July 11, 2025

NO. \_\_\_\_\_ TIME 10:45 AM

**JUL 11 2025**

DONECE GREGORY, COUNTY CLERK  
TYLER COUNTY, TEXAS 21  
By \_\_\_\_\_

Deed of Trust ("Deed of Trust"):

Dated: May 4, 2018  
Grantor: SRB Enterprises, LLC  
Original Trustee: Thomas D. Fortenberry  
Substitute Trustee: Lisa Olds and/or Isaac Drake Allison  
Original Lender: Anna D. Durant  
Current Lender: Huntsman Ventures, LLC  
Recorded in: Original Deed of Trust Volume 1191, Page 467, et seq., of the real property records of Tyler County, Texas

Legal Description: **TRACT ONE**: BEING 6.6486 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE TRINITY & SABINE TIMBER COMPANY SURVEY, ABSTRACT NO. 796, TYLER COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 44, PAGE 372, OF TYLER COUNTY DEED RECORDS. SAID 6.6486 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

**TRACT TWO**: BEING 0.3037 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE G & B N COMPANY SURVEY, ABSTRACT NO. 332, TYLER COUNTY, TEXAS. SAID 0.3037 OF AN ACRE OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Secures: Note ("Note") in the original principal amount of \$70,000.00, executed by SRB Enterprises, LLC ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, August 5, 2025  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: At the area as designated by the County Commissioner's Court, county of Tyler, state of Texas, or at the place this notice is posted if no area has been designated by the Commissioners' Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Current Lender bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Huntsman Ventures, LLC, the owners and holders of the Note, have requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Huntsman Ventures, LLC election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Huntsman Ventures, LLC rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Huntsman Ventures, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Huntsman Ventures, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

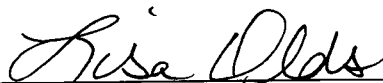
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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 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.**

A handwritten signature in cursive script, appearing to read "Lisa Olds", is written over a horizontal line.

**LISA OLDS**, as Substitute Trustee

408 West Bluff

P.O. Box 2099

Woodville, Texas 75979

(409) 283-2811

(409) 291-7042

## EXHIBIT A

**FIRST TRACT:** All that certain tract or parcel of land ~~in the Trinity~~ & Sabine Timber Co. Survey, A-796, in the Town of Colmasneil, Tyler County, Texas, being that same tract of land described in Deed of record in Volume 44, Page 372, of Tyler County Deed Records, and described by metes and bounds as follows:

**BEGINNING** in the west line of said T. & S.T. Co. Survey, and the east line of G. & B.N. Co. Sec. 2, where said line intersects the north R.O.W. line of old abandoned W. B. T. & S. R.R., set a 5/8" steel stake for corner, same being the SE Corner of a .3/10 acre tract in said G. & B.N. Sec. 2;  
**THENCE** South 80 - 00 East, with the north R.O.W. line of said old R.R. 315 feet, to its intersection with the west R.O.W. line of T. & N. O. R.R. set a concrete monument for the SE Corner of this tract;  
**THENCE** North 28 - 00 East, with the west R.O.W. line of said T. & N.O. R.R., 696 feet, to a concrete monument for the NE Corner of this tract;  
**THENCE** North 85 - 30' West, 574.4 feet, to a monument for the NW Corner of this tract in the east R.O.W. line of U.S. Highway No. 69;  
**THENCE** South 14 - 11' - 24" West, with said R.O.W. line, 249.52 feet, to intersection with the west line of said T. & S.T. Survey and east line of G. & B.N. Sec. 2, set a monument for corner;  
**THENCE** South 0 - 30' West, with said Survey line, 363 feet, to the place of beginning, containing 6.6486 acres of land.

**SECOND TRACT:** All that certain tract or parcel of land being .3/10 acre of land out of the SE part of the G. & B.N. Co. Sec. 2, A-332, in Colmasneil, Tyler County, Texas, and described by metes and bounds as follows:

**BEGINNING** in the East line of said G. & B.N. Sec. 2, where same intersects the north R.O.W. line of old abandoned R.R. set a 5/8" steel stake corner;  
**THENCE** North 0 - 30' East, with the east line of G. & B.N. Sec. 2, 363 feet, to a 5/8" steel stake corner at intersection of said line with the east R.O.W. line of U.S. Highway No. 69;  
**THENCE** South 12 - 06' - 32" West, with said R.O.W. line, 360.23 feet, to intersection with said north R.O.W. line of old abandoned R.R., set a concrete monument for corner;  
**THENCE** South 80 - 00 East, with said R.O.W., 73.5 feet, to the place of beginning, containing 0.3037 acre of land.