

Property Partnership, LLC, Minnesota Limited Liability Company, Noteholder  
August REI, LLC, Loan Servicing Company  
Christ Law Firm PLLC (hereinafter "Attorney")

Marcais Lawson

1217 Hemphill St. Greenville TX 75401

Sent Via First Class Mail and CMRR# 9489 0178 9820 3022 2268 80 on 01.12.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Marcais Lawson and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hunt County, Texas and is recorded under Clerk's File/Instrument Number 2019-10315, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of February, 2024

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

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hunt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

BEING a tract of land situated in Hunt County, Texas, being part of the James Merrick Survey, Abstract No. 672, being part of the thirty acre tract conveyed by H.M. Griffin et ux to G. D. Haywood by deed dated November 1932, and recorded in the Deed Records of Hunt County in Volume 344 at Page 589 and being more particularly described as follows: BEGINNING at a steel rod set in the south line of said thirty acre tract, said point being in the center of a public road and also being the southwest corner of a four acre tract conveyed by G. D. Haywood to Ozel Thornton by deed recorded in said Deed Records in Volume 475 at Page 638; THENCE N. 89° 32' 00" W along said south line and said center of road 109.64 feet to a steel rodset, for a corner; THENCE North 396.23 feet to a steel rod set, for a corner; THENCE S 89° 51' 48" E 109.64 feet to a steel rod set, for a corner; THENCE, South along a fence, at 12.23 feet passing the northwest corner of said four acre tract, and continuing along a fence and west line of said four acre tract for a total distance of 395.08 feet to return to the Place of Beginning and containing 0.996 acres of land of which 0.05 acres lies in said public road;

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

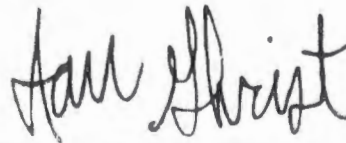
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

**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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**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.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Michael R. Carney and  
Catherine Chesley Goodgion  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

FILED FOR RECORD  
at 3:34 o'clock P M

JAN 12 2024

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 