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COUNTY CLERK  
MORRIS COUNTY, TEXAS

**Notice of Foreclosure Sale** 2024 FEB 12 PM 1:04

Deed of Trust ("Deed of Trust"):

**Dated:** April 25, 2008

**Grantor:** Texas Enterprises LLC

**Trustee:** PCB Service Corporation

**Original Lender:** Pacific Capital Bank, N.A., a national banking association, doing business as First National Bank of Central California

**Recorded:** In Vol. 409, Page 550, of the Official Public Records of Morris County, Texas

**Legal Description:** See **Exhibit A** attached hereto and made a part hereof.  
The real property which is the subject of the Deed of Trust has the following address(es): 102 Floyd Street, Naples, Texas 75568

**Secures:** All Obligations as defined in the Deed of Trust (and in the Modification Agreement described below).

**Modifications:** Modification Agreement between Grantor and MUFG Union Bank, N.A., formerly known as Union Bank, N.A., successor by merger to Santa Barbara Bank & Trust, N.A., formerly known as Pacific Capital Bank, N.A., recorded as Document or Instrument No. 2017-000789, and in Vol. 530, Page 41, of the Official Public Records of Morris County, Texas

**Current Lender:** States Resources Corp.

**Substitute Trustee:** Harriett Fletcher, Robert LaMont, David Garvin, Sheryl LaMont, Kelly Goddard, Martin J. Lehman, or any of them acting alone.

**Substitute Trustee's Street Address:** c/o Palmer Lehman Sandberg, PLLC, 8350 North Central Expressway, Suite 1111, Dallas, Texas, 75206

**Foreclosure Sale:**

**Date:** March 5, 2024

**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 (if any) designated by the commissioners' court for foreclosure sales. If no area has been so designated, then at the East door of the Morris County, Texas, courthouse.

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 Lender's 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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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 Lender 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 Lender. 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.**

Date: February 6, 2024

  
Martin J. Lehman  
Co-Substitute Trustee and  
Attorney for mortgagee or mortgage servicer  
Palmer Lehman Sandberg, PLLC  
8350 N. Central Expressway, Suite 1111  
Dallas, Texas 75206  
Phone: 214-242-6444

  
Posted by Harriett Fletcher, February 12, 2024

All that certain tract or parcel of land situated in the City of Naples, Morris County, Texas, being a portion of the F. J. Starr Survey, A-252, and being a portion of Lot 3, Block 55 as shown on the 1954 City Map of the TOWN OF NAPLES as recorded in Plat Book 1, on pages 59 and 60 of the Plat Records of said County, and being all of that "called" 0.949 acre tract conveyed by W. C. Sullivan to Naples Builders, Inc., recorded in Vol. 145, page 399, of the Deed Records of said County, and being all that called 1.69 acre tract conveyed by W. C. Sullivan to Naples Builders, Inc., recorded in Vol. 107, page 417, also of the Deed Records of said County, and bounded as follows: BEGINNING at a 1/2" steel rod set for corner in the South right of way line of Floyd Street, same being the Northeast corner of the abovementioned 0.949 acre tract, said point of beginning lies in a Westerly direction and measured along the South right of way line of Floyd Street, 267.0 feet from the Northeast corner of Lot 3 of said Block 55;

THENCE South 03 deg. 33 min. 09 sec. West, 232.0 feet to a 1/2" steel pipe found at the Southeast corner of the 0.949 acre tract;

THENCE South 85 deg. 24 min. 48 sec. West passing the Southwest corner of the 0.949 acre tract, same being the Southeast corner of the abovementioned 1.69 acre tract and continuing along same course for a total distance of 405.62 feet to a 1/2" steel rod set at a chain link fence corner, same being the Southwest corner of the 1.69 acre tract;

THENCE North 24 deg. 11 min. 50 sec. West along a fence line, 283.90 feet to a 1/2" steel rod set for corner in the South right of way line of Floyd Street, same being the Northwest corner of the 1.69 acre tract;

THENCE North 89 deg. 27 min. 39 sec. East along the South right of way line of Floyd Street, passing the Northeast corner of the 1.69 acre tract, same being the Northwest corner of the 0.949 acre tract and continuing along same course for a total distance of 535.08 feet to the place of beginning, and containing 2.666 acres of land, more or less.

**Exhibit A**