

NOTICE OF TRUSTEE'S SALE

SEP - 4 2025

TIME: 3:00 pm
COUNTY CLERK OFFICE

WHEREAS, on September 8, 2023, GABRIEL LUCUS OWENS, JOINED HEREIN PRO FORMA BY MY SPOUSE, SIERRA LEE AND CHARLES WAYNE OWENS, A MARRIED MAN, executed a Deed of Trust/Security Instrument conveying to TONY GROTHOUSE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR T2 FINANCIAL LLC DBA/REVOLUTION MORTGAGE., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2023-001541, in Book 633, at Page 416, in the DEED OF TRUST OR REAL PROPERTY RECORDS of MORRIS COUNTY, TEXAS; and

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 appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Morris County Courthouse, 500 Broadnax Street, Daingerfield, TX 75638 in **MORRIS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: TRACT 1

BEING THE PROPERTY LOCATED AT 319 CR 2109, HUGHES SPRINGS, TEXAS, SAID PROPERTY BEING ALL OF LOT FOUR (4), BLOCK A, OF THE "REVISED PLAT OF SPRINGFIELD HEIGHTS ADDITION" ACCORDING TO THE PLAT RECORDED IN VOL. 2, PAGE 3, PLAT RECORDS OF MORRIS COUNTY, TEXAS, (SLIDE 69 AND 70 IN THE PLAT CABINET OF MORRIS COUNTY)

TRACT 2

BEING A TRACT OF LAND LOCATED IN THE EDWARD WEST SURVEY, A-339, MORRIS COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 37 OF THE DOOLEY-MORGAN ADDITION, UNIT NO. 2, ACCORDING TO THE PLAT RECORDED IN VOL. 2, PAGE 63 OF THE PLAT RECORDS OF MORRIS COUNTY, TEXAS; AND AT SLIDE 121 IN THE MORRIS COUNTY PLAT CABINET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 38, AND IN THE EAST LINE OF LOT 37: THENCE SOUTH 00 DEG. 08 MIN. 25 SEC. EAST FOR A DISTANCE OF 200.0 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 4 BLOCK A OF SPRINGFIELD HEIGHTS; THENCE SOUTH 88 DEG. 41 MIN. 32 SEC. WEST FOR A DISTANCE OF 150.0 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 37 OF DOOLEY-MORGAN UNIT NO. 2, AND THE NORTHWEST CORNER OF LOT 4 OF SPRINGFIELD HEIGHTS; THENCE NORTH 00 DEG. 40 MIN. 19 SEC. WEST FOR A DISTANCE OF 196.32 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF A 1.05 ACRE TRACT CONVEYED TO B. J. PARR IN VOL. 268, PAGE 413, DEED RECORDS, MORRIS COUNTY, TEXAS; THENCE NORTH 87 DEG. 19 IN. 00 SEC. EAST FOR A DISTANCE OF 151.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.686 ACRES OF LAND, MORE OR LESS.

Property Address: 299 COUNTY ROAD 2109, HUGHES SPRINGS, TX 75656

Mortgage Servicer: SERVICEMAC

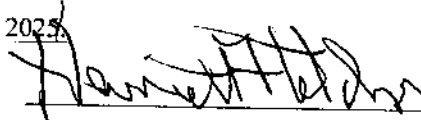
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 4th day of September, 2025.



Harriett Fletcher, Sheryl LaMont, Kevin Key,
Jay Jacobs, Christine Wheelless, Phillip
Hawkins, Ramiro Cuevas, Patrick Zwiers, Darla
Boettcher, Misty McMillan, Auction.com LLC,
Heather Golden, Allan Johnston, David Sims,
Meghan Byrne, Robert La Mont, Ronnie
Hubbard, Marinosci Law Group PC, Resolve
Trustee Services, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300