

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

See Exhibit "A"

Security Instrument: Deed of Trust dated March 24, 2022 and recorded on March 30, 2022 at Instrument Number 191413 in the real property records of TRINITY County, Texas, which contains a power of sale.

Sale Information: April 1, 2025, at 1:00 PM, or not later than three hours thereafter, at the center steps of the Trinity County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ARIN VANDIVER secures the repayment of a Note dated March 24, 2022 in the amount of \$0.00. HANNAH SHARI PATTEN IRREVOCABLE TRUST AGREEMENT NO. TWO, whose address is c/o TX - HSP I, LLC, 5550 Glades Road, Suite 200, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and TX - HSP I, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Sharon St. Pierre

Substitute Trustee(s): Robert LaMont, Harriett
Fletcher, Sheryl LaMont, Sharon St. Pierre

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 20th day of February, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TRINITY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

(DESCRIPTION OF PROPERTY)

BEING all that certain tract or parcel of land, lying and situated in Trinity County, Texas, out of the W. LOVELADY SURVEY, ABSTRACT NO. 400 and being a part or portion of that certain 50 acre tract described as First Tract in a deed from Rita M. Higgins, Individually and as Independent Executrix of the Estate of Dietrich E. Schoennagel, Deceased to Regal Row Investments, LLC dated January 24, 2020 and recorded in Volume 1033 on Page 217 of the Deed Records of Trinity County, Texas, to which reference is hereby made for any and all purposes, and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING at the Southeast corner of the aforesaid referred to 50 acre tract and the Northeast corner of that certain 50 acre tract described in a deed from J.C. Due et ux to Earl E. Due dated March 2, 1916 and recorded in Volume 52 on Page 225 of the Deed Records of Trinity County, Texas in the West boundary line of that certain 28.5 acre tract described in a deed from Joyce Rogers to Larry Darvin Rogers dated June 20, 2007 and recorded in Volume 797 on Page 216 of the Deed Records of Trinity County, Texas, a fence corner post found for corner;

THENCE S 70° 38' 41" W with the South boundary line of the said Regal Row 50 acre tract and the North boundary line of the said Due 50 acre tract, at 1131.99 feet a ½" pipe set for corner, said corner witnessed by a 60d nail at a fence corner bearing S 70° 38' 41" W 891.05 feet;

THENCE N 19° 21' 19" W severing the said Regal Row 50 acre tract, at 832.47 feet pass on line a ½" pipe set for reference, at 847.47 feet intersect the North boundary line of the said Regal Row 50 acre tract and the South boundary line of that certain 36.16 acre tract described in a deed from Dewayne Rogers et ux to Carl Rogers et ux dated January 11, 2009 and recorded in Volume 831 on Page 581 of the Deed Records of Trinity County, Texas, a point for corner, said corner approximately 4.6 feet South of the centerline of Due 2 Road (not known if dedicated) and being witnessed by a ½" pipe found for the Southwest corner of the said 36.16 acre tract bearing S 89° 03' 58" W 116.15 feet;

THENCE N 89° 03' 58" E with the North boundary line of the said Regal Row 50 acre tract, in part with the South boundary line of the said 36.16 acre tract, in conflict with that certain 3.84 acre tract described in a deed from Dewayne Rogers et ux to Carl Rogers et ux dated October 22, 2006 and recorded in Volume 779 on Page 15 of the Deed Records of Trinity County, Texas and generally along Due 2 Road, at 1188.35 feet the Northeast corner of the said Regal Row 50 acre tract and the Southeast corner of the said 36.16 acre tract in the West boundary line of the aforesaid 28.5 acre tract, a ½" pipe set for corner;

THENCE S 19° 54' 20" E with the East boundary line of the said Regal Row 50 acre tract and the West boundary line of the said 28.5 acre tract, at 471.97 feet the point and place of beginning and containing 17.10 acres of land, more or less.

Basis of Bearings: The East boundary line of that certain 73.42 acre tract described in a deed from Jason Bentley et al to Joe D. McCleskey et ux dated April 20, 2008 and recorded in Volume 787 on Page 137 of the Deed Records of Trinity County, Texas - (Deed call of S 00° 16' 15" E 1281.97 feet to the reference corner - found concrete monuments 1282.59 feet apart)

at 3:55 FILED
o'clock P M

FEB 20 2025

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
By: *[Signature]* Deputy