

X-A

LexisNexis is not the Insurance Company.  
For any and all policy changes you must contact the Insurance Company, the Carrier or the Producer listed in the detail below.

If you are not the intended recipient, please return this card.



Place  
Stamp  
Here

2902878-18314364-1-M  
LexisNexis/FIRST  
1855 Satellite Blvd, Ste 600  
Duluth, GA 30097



**IMPORTANT: INSURANCE COVERAGE NOTIFICATION(S)**

LexisNexis is not the Insurance Company.

Do not send premium payments to LexisNexis/FIRST.

-For any and all policy changes you must contact the Insurance Company, Carrier, or Producer listed in the detail below.

-For all cancellation, non-renewal, expiration, and lapse notices -all coverage will cease at 12:01AM local time at the premises, unless otherwise shown in the item detail provided.

-Financial institutions can request electronic notices at FIRSTTrackers@lexisnexisrisk.com. Notices cannot be sent to personal email accounts.

Policy: 760012573760	REASON: Policy Change	Carrier: GERMANIA FARM MUTUAL
<b>Insured:</b> HARRIS EDWARD R HARRIS PAMELA K -4501 FM 2101-GREENVILLE-TX-75402		<b>Pol. Type:</b> Farm Mutual
<b>Mortgagee/Add.Party:</b> HUNT COUNTY BAIL BOND BOARD -2500 LEE STREET-GREENVILLE-TX-75401		<b>Eff. Dte:</b> 04/15/2024
<b>Insurance:</b> Germania Insurance-507 Highway 290 East-Brenham-TX-77833		<b>Pol. From:</b> 02/09/2024 <b>Pol. To:</b> 02/09/2025
<b>Producer:</b> SICKELS DEBRA-8709 WESLEY ST STE F-GREENVILLE-TX-75402 903.494.5512		<b>Total Policy Premium:</b> 1681.00
<b>Prop. Loc:</b> 9504 AMY DR-QUINLAN-TX 75474		<b>PremiumAmount:</b> 0.00
<b>Loan #:</b>		

Coverage	Coverage Amt	Coverage	Coverage Amt
Flood	EXCL	Dwelling	75,900/1,000
Wind & Hail	75,900/1%	Hurricane	75,900/1%
Other Structures	0/1,000	Personal Property	12,000/1,000

FIRST Id: 29610-1305-18314364-753171278

**FILED FOR RECORD**  
at 10:08 o'clock A M

**APR 30 2024**

**BECKY LANDRUM**  
County Clerk, Hunt County, Tex.  
By [Signature]

8-B

LexisNexis is not the Insurance Company.  
For any and all policy changes you must contact the Insurance Company, the Carrier or the Producer listed in the detail below.

If you are not the intended recipient, please return this card.



Place Stamp Here

2907394-18314364-1-M  
LexisNexis/FIRST  
1855 Satellite Blvd, Ste 600  
Duluth, GA 30097

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**IMPORTANT: INSURANCE COVERAGE NOTIFICATION(S)**  
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-For any and all policy changes you must contact the Insurance Company, Carrier, or Producer listed in the detail below.  
-For all cancellation, non-renewal, expiration, and lapse notices -all coverage will cease at 12:01AM local time at the premises, unless otherwise shown in the item detail provided.  
-Financial institutions can request electronic notices at FIRSTTrackers@lexisnexisrisk.com. Notices cannot be sent to personal email accounts.

Policy: 760011133082		REASON: Renewal Notification		Carrier: GERMANIA FARM MUTUAL	
<b>Insured:</b> HARRIS EDWARD R HARRIS PAMELA K -4501 FM 2101-GREENVILLE-TX-75402				<b>Pol. Type:</b> Farm Mutual	
<b>Mortgagee/Add.Party:</b> HUNT COUNTY BAIL BOND BOARD -2500 LEE STREET-GREENVILLE-TX-75401				<b>Eff. Dte:</b> 06/07/2024	
<b>Insurance:</b> Germania Insurance-507 Highway 290 East-Brenham-TX-77833				<b>Pol. From:</b> 06/07/2024 <b>Pol. To:</b> 06/07/2025	
<b>Producer:</b> SICKELS DEBRA-8709 WESLEY ST STE F-GREENVILLE-TX-75402 903.494.5512				<b>Total Policy Premium:</b> 7795.00	
<b>Prop. Loc:</b> 6973 SIMMONS DR-LONE OAK-TX 75453				<b>PremiumAmount:</b> 0.00	
<b>Loan #:</b>					
<b>Coverage</b>	<b>Coverage Amt</b>	<b>Coverage</b>	<b>Coverage Amt</b>		
Flood	EXCL	Dwelling	202,000/1%		
Wind & Hail	202,000/3%	Hurricane	202,000/3%		
Other Structures	20,200/1%	Personal Property	20,000/3%		
<b>FIRST Id:</b> 29610-1305-18314364-754036666					

**FILED FOR RECORD**  
at 8:40 o'clock A M  
**MAY 03 2024**  
**BECKY LANDRUM**  
County Clerk, Hunt County, Tex.  
By \_\_\_\_\_

8-c

HUNT COUNTY BAIL BOND BOARD at 9:07 o'clock A M

LONE STAR BAIL BONDS II

MAY 03 2024

2023 PROPERTY INCREASE

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
By [Signature]

PROPERTY ID # 24255 OLD VALUE	<u>\$102,770<sup>00</sup></u>	NEW VALUE	<u>\$150,490<sup>00</sup></u>
PROPERTY ID # 87668 OLD VALUE	<u>\$13,060<sup>00</sup></u>	NEW VALUE	<u>\$137,880<sup>00</sup></u>
PROPERTY ID # 87674 OLD VALUE	<u>\$2,890<sup>00</sup></u>	NEW VALUE	<u>\$5,150<sup>00</sup></u>
PROPERTY ID # 82155 OLD VALUE	<u>\$132,890<sup>00</sup></u>	NEW VALUE	<u>\$313,630<sup>00</sup></u>
PROPERTY ID # 78397 OLD VALUE	<u>\$117,700<sup>00</sup></u>	NEW VALUE	<u>\$142,790<sup>00</sup></u>
PROPERTY ID # 47738 OLD VALUE	_____	NEW VALUE	_____
PROPERTY ID # _____ OLD VALUE	_____	NEW VALUE	_____
PROPERTY ID # _____ OLD VALUE	_____	NEW VALUE	_____
PROPERTY ID # _____ OLD VALUE	_____	NEW VALUE	_____

TOTAL VALUE INCREASE \$749,990<sup>00</sup>

NEW DEED OF TRUST 443 1st St SW PAKIS TX 75460 62,200

NEW DEED OF TRUST 2607 STONEWALL ST GREENVILLE, TX 38,390

## Property Details

### Account

**Property ID:** 24255 **Geographic ID:** 0294-0110-0000-40

**Type:** Real **Zoning:**

**Property Use:** **Condo:**

### Location

**Situs Address:** 4100 COUNTY ROAD 2200 GREENVILLE, TX 75402

**Map ID:** 2A-141,142 **Mapsco:** 141

**Legal Description:** A0294 ELGAN ELIJAH,TRACT 11, ACRES 2.25

**Abstract/Subdivision:** A0294 - ELGAN ELIJAH

**Neighborhood:** SGR-MH

### Owner ?

**Owner ID:** 447746

**Name:** HARRIS PAMELA K

### Agent:

**Mailing Address:** 4501 FM 2101  
GREENVILLE, TX 75402-5367

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

## Property Values

**Improvement Homesite Value:** \$67,890 (+)

**Improvement Non-Homesite Value:** \$0 (+)

**Land Homesite Value:** \$82,600 (+)

**Land Non-Homesite Value:** \$0 (+)

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$150,490 (=)

**Agricultural Value Loss: ?**

\$0 (-)

**Appraised Value:**

\$150,490 (=)

**Homestead Cap Loss: ?**

\$0 (-)

**Assessed Value:**

\$150,490

**Ag Use Value:**

\$0

**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

**Property Taxing Jurisdiction**

**Owner:** HARRIS PAMELA K **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$150,490	\$150,490
GHT	HUNT COUNTY	0.336000	\$150,490	\$150,490
HHO	HUNT MEMORIAL HD	0.197792	\$150,490	\$150,490
SGR	GREENVILLE ISD	0.969200	\$150,490	\$150,490

**Total Tax Rate:** 1.502992

## Property Details

### Account

**Property ID:** 87668 **Geographic ID:** 5465-0330-550A-59

**Type:** Real **Zoning:**

**Property Use:** **Condo:**

### Location

**Situs Address:** 9504 AMY DR HAWK COVE, TX 75474

**Map ID:** 3B-HAWKC **Mapsc:** HAWK COVE

**Legal Description:** S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT 550A 551A  
552A ACRES .2898

**Abstract/Subdivision:** S5465 - WHISKERS RETREAT INSTALLMENT #1

**Neighborhood:** SQL-MH

### Owner ⓘ

**Owner ID:** 532908

**Name:** HARRIS EDDIE R & PAMELA K

### Agent:

**Mailing Address:** 4501 FM 2101  
GREENVILLE, TX 75402

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$114,660 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$23,220 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$137,880 (=)



**Agricultural Value Loss:** ?

\$0 (-)

**Appraised Value:**

\$137,880 (=)

**Homestead Cap Loss:** ?

\$0 (-)

**Assessed Value:**

\$137,880

**Ag Use Value:**

\$0

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**Property Taxing Jurisdiction**

**Owner:** HARRIS EDDIE R & PAMELA K **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$137,880	\$137,880
CHC	HAWK COVE, CITY	0.834330	\$137,880	\$137,880
GHT	HUNT COUNTY	0.336000	\$137,880	\$137,880
HHO	HUNT MEMORIAL HD	0.197792	\$137,880	\$137,880
SQL	QUINLAN ISD	0.927500	\$137,880	\$137,880

**Total Tax Rate:** 2.295622

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## Property Details

### Account

Property ID: 87674

Geographic ID: 5465-0330-553A-59

Type: Real

Zoning:

Property Use:

Condo:

### Location

Situs Address: 9504 AMY DR HAWK COVE, TX 75474

Map ID: 3B-HAWKC

Mapsco: HAWK COVE

Legal Description: S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT 553A ACRES .0642

Abstract/Subdivision: S5465 - WHISKERS RETREAT INSTALLMENT #1

Neighborhood: N5465

### Owner

Owner ID: 532908

Name: HARRIS EDDIE R & PAMELA K

### Agent:

Mailing Address: 4501 FM 2101  
GREENVILLE, TX 75402

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

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## Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$5,150 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$5,150 (=)



<b>Agricultural Value Loss:</b> ?	\$0 (-)
<b>Appraised Value:</b>	\$5,150 (=)
<b>Homestead Cap Loss:</b> ?	\$0 (-)
<b>Assessed Value:</b>	\$5,150
<b>Ag Use Value:</b>	\$0

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## Property Taxing Jurisdiction

**Owner:** HARRIS EDDIE R & PAMELA K **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$5,150	\$5,150
CHC	HAWK COVE, CITY	0.834330	\$5,150	\$5,150
GHT	HUNT COUNTY	0.336000	\$5,150	\$5,150
HHO	HUNT MEMORIAL HD	0.197792	\$5,150	\$5,150
SQL	QUINLAN ISD	0.927500	\$5,150	\$5,150

**Total Tax Rate:** 2.295622

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## Property Details

### Account

**Property ID:** 82155 **Geographic ID:** 5223-0000-0040-88

**Type:** Real **Zoning:**

**Property Use:** **Condo:**

### Location


**Situs Address:** 6973 SIMMONS DR LONE OAK, TX 75453

**Map ID:** 4A-135,136 **Mapsco:** 135

**Legal Description:** S5223 TURKEY CREEK ESTATES 400-900 LOT 4 ACRES 6.797

**Abstract/Subdivision:** S5223 - TURKEY CREEK ESTATES 400-900

**Neighborhood:** SCA-SCU

**Owner** 

**Owner ID:** 385969

**Name:** HARRIS EDWARD R & PAMELA K

**Agent:**

**Mailing Address:** 4501 FM 2101  
GREENVILLE, TX 75402

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

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## Property Values

<b>Improvement Homesite Value:</b>	\$184,700 (+)
<b>Improvement Non-Homesite Value:</b>	\$3,980 (+)
<b>Land Homesite Value:</b>	\$106,570 (+)
<b>Land Non-Homesite Value:</b>	\$18,380 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$313,630 (=)

**Agricultural Value Loss:** ?

\$0 (-)

**Appraised Value:**

\$313,630 (=)

**Homestead Cap Loss:** ?

\$0 (-)

**Assessed Value:**

\$313,630

**Ag Use Value:**

\$0

**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

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**Property Taxing Jurisdiction**

**Owner:** HARRIS EDWARD R & PAMELA K **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$313,630	\$313,630
GHT	HUNT COUNTY	0.336000	\$313,630	\$313,630
HHO	HUNT MEMORIAL HD	0.197792	\$313,630	\$313,630
SCU	CUMBY ISD	1.237500	\$313,630	\$313,630

**Total Tax Rate:** 1.771292

## Property Details

### Account

**Property ID:** 78397 **Geographic ID:** 4928-0000-1170-56

**Type:** Real **Zoning:**

**Property Use:** **Condo:**

### Location

**Situs Address:** 498 OLE WAGON RD QUINLAN, TX 75474

**Map ID:** 2B-197A **Mapsco:** 197

**Legal Description:** S4928 SHADY OAKS LOT 117-118 ACRES 1.0207

**Abstract/Subdivision:** S4928 - SHADY OAKS

**Neighborhood:** SQL-MH

### Owner ⓘ

**Owner ID:** 532908

**Name:** HARRIS EDDIE R & PAMELA K

### Agent:

**Mailing Address:** 4501 FM 2101  
GREENVILLE, TX 75402

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

## Property Values

**Improvement Homesite Value:** \$0 (+)

**Improvement Non-Homesite Value:** \$68,430 (+)

**Land Homesite Value:** \$0 (+)

**Land Non-Homesite Value:** \$74,360 (+)

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$142,790 (=)

Agricultural Value Loss: ?

\$0 (-)

Appraised Value:

\$142,790 (=)

Homestead Cap Loss: ?

\$0 (-)

Assessed Value:

\$142,790

Ag Use Value:

\$0

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Property Taxing Jurisdiction

Owner: HARRIS EDDIE R & PAMELA K %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$142,790	\$142,790
GHT	HUNT COUNTY	0.336000	\$142,790	\$142,790
HHO	HUNT MEMORIAL HD	0.197792	\$142,790	\$142,790
SQL	QUINLAN ISD	0.927500	\$142,790	\$142,790

Total Tax Rate: 1.461292

# DEED OF TRUST

FILED FOR RECORD  
at 9:07 o'clock A M

\*\*\*\*\*

MAY 03 2024

## Terms

Date:

04. 23, 2024

Grantor:

Grantor's Mailing Address:

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
By [Signature]  
Eddie R Harris  
4501 FM 2101  
Greenville, Tx. 75402

Trustee:

J. Andrew Bench or current Chairman of the Hunt County  
Bail Bond Board

Trustee's Mailing Address:

2507 Lee Street, Greenville, Hunt County, Texas 754001

Bondholder:

Bond Holder's Mailing Address:

HUNT County Bail Bond Board  
2507 Lee Street, Greenville, Hunt County, Texas 75401

Bond(s):

All present and future Bonds issued by Grantor to Bondholder.  
Grantor is pledging 100% of the appraised value of  
the pledged property.

Property (including any improvements):

CITY OF PARIS Block 178 Pt of  
10 & 11 443 1st St SW  
Lamar County #16589 & #16590

Prior Lien:

Other Exceptions to Conveyance and Warranty:

This conveyance is subject to all valid building and use restrictions, easements and right-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any.

For value received and to secure payment of the Bond(s), Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the other Exceptions to Conveyance and Warranty. When Grantor ceases issuing bonds in HUNT County and upon payment of the Bond(s) and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Bondholder will release it at Grantor's expense.

## CLAUSES AND COVENANTS

### A. Grantor's Obligations

Grantor agrees to -----

1. Keep the Property in good repair and condition;
2. Pay all taxes and assessments on the property before delinquency;

213111-2024  
04/23/2024 11:08:01 AM  
amar County, TX  
Ruth Sisson - County Clerk  
Pages: 4  
By: mrattiff



3. Defend title to the property subject to the other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
4. Maintain, in a form acceptable to Bondholder, an insurance policy that---
  - A. Covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Bondholder approves a smaller amount in writing;
  - B. Contains an 80.0% co-insurance clause;
  - C. Provides fire and extended coverage, including windstorm clause;
  - D. Protects Bondholder with a standard mortgage clause;
  - E. Provides flood insurance at any time the Property is in a flood hazard area; and
  - F. Contains such other coverage as Bondholder may reasonably require;
5. Comply at all times with the requirements of the 80.0% co-insurance clause;
6. Deliver the insurance policy to Bondholder within 10 days of the date of this deed of trust and deliver renewals to Bondholder at least 15 days before expiration;
7. Obey all laws, ordinances, and restrictive covenants applicable to the Property;
8. Keep any buildings occupied as required by the insurance policy; and
9. If the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments.

**B. Bondholder's Rights**

1. Bondholder may appoint in writing a substitute trustee, succeeding to all rights and responsibilities of Trustee.
2. Bondholder may, from any proceeds received under the insurance policy, either (1) retain the proceeds as a cash bond or (2) repair or replace damaged or destroyed improvements covered by the policy.
3. If the Grantor fails to perform any of Grantor's obligations, Bondholder may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the lesser of 18.0% per annum or the maximum rate allowed by law. The amount to be reimbursed will be secured by this deed of trust
4. If a final judgment forfeiting a Bond is entered against the Grantor and Grantor fails to immediately pay the amount of the final judgment, or if Grantor fails to perform any of Grantor's obligations and the default continues after any required notice of the default and the time allowed to cure, Bondholder may -
  - A. Direct Trustee to foreclose this lien, in which case Bondholder or Bondholder's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
  - B. Purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the amount of the final judgment.
5. Bondholder may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

### **C. Trustee's Rights and Duties**

If directed by Bondholder to foreclosure the lien, Trustee will -

1. Either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;
2. Sell and convey all or part of the property "as is" to the highest bidder for cash with a general warranty binding Grantor, subject to the prior lien and to other exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;
3. From the proceeds of the sale, pay, in this order -----
  - A. Expenses of foreclosure, including a reasonable commission to Trustee;
  - B. To Bondholder, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
  - C. Any amounts required by law to be paid before payment to Grantor; and
  - D. To Grantor, any balance; and
4. Be indemnified by Bondholder against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

### **D. General Provisions**

1. If any of the property is sold under this deed of trust, Grantor must immediately surrender Possession to the purchaser. If Grantor fails to do so, Grantor will become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
2. Recitals in any Trustee's deed conveying the property will be presumed to be true.
3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
4. This lien will remain superior to liens later created even if (i) the maturity date for the Bond(s) is dated after the date hereof or (ii) part of the property is released.
5. Grantor assigns the Bondholder all amount payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees and court and other costs, Bondholder will either release any remaining amounts to Grantor or hold such amount as a cash bond. Bondholder will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Bondholder notice of any actual or threatened proceedings for condemnation of all or part of the property.
6. Grantor assigns to Bondholder absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Grantor warrants the validity and enforceability of the assignment. Grantor may as Bondholder's licensee collect rent and other income and receipts as long as the Grantor is not in default under any Bond(s) or this deed of trust. If Grantor defaults in payment of any Bond(s) or performance of this deed of trust, Bondholder may terminate Grantor's license to collect rent and other income and then as Grantor's agent may rent the property and collect all rent and other income and receipts. Bondholder neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Bondholder may apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Bondholder's rights and remedies and then to Grantor's obligations under the Bond(s) and this deed of trust in the order determined by Bondholder. Bondholder is not required to act under this paragraph, and acting under this paragraph does not waive any of Bondholder's other rights or

remedies. If Grantor becomes a voluntary or involuntary debtor in bankruptcy, Bondholder's filing a proof of claim in bankruptcy will be determined equivalent to the appointment of a receiver under Texas law.

7. Interest on the debt secured by this deed of trust will not exceed the maximum amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.
8. At least 15 days before taxes and assessments on the property become delinquent, Grantor agrees to furnish Bondholder evidence satisfactory to Bondholder that all taxes and assessments on the property have been paid.
9. When the context requires, singular nouns pronouns include the plural.
10. The term Bond(s) includes all present and future Bond(s) issued by Grantor to Bondholder and all amounts secured by this deed of trust.
11. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.
12. Grantor and each surety, endorser, and guarantor of the Bond(s) waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.
13. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Bondholder's rights under this deed of trust if this deed of trust is placed in the hands of an attorney for enforcement.
14. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.
15. Grantor represents that this deed of trust is given to secure all Bond(s) presently issued to bondholder and which may be issued to Bondholder in the future.

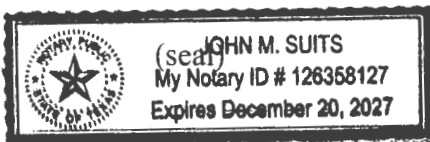
Eddie R Harris  
EDDIE R HARRIS

THE STATE OF TEXAS—COUNTY OF HUNT

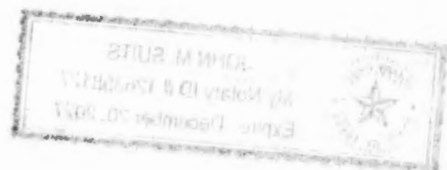
Before me, a Notary Public, on this day personally appeared EDDIE R HARRIS, known to me, or proved to me through TEXAS DRIVER'S LICENSE (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13<sup>th</sup> day April, 2024.

John M. Suits  
Notary Public  
Printed Name: John M. Suits  
Commission Expires: 12-20-27



STATE OF TEXAS COUNTY OF LAMAR  
I hereby certify that this instrument was filed on  
the date and time stamped hereon by me and was duly  
recorded in the Official Public Records of Lamar County,  
Texas. *Ruth Sisson*  
COUNTY CLERK, LAMAR COUNTY, TEXAS





NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON,  
YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING  
INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN  
THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR  
DRIVER'S LICENSE NUMBER.

### RELEASE OF LIEN

Date: April 23, 2024  
Holder of Note and Lien: HOPKINS COUNTY BAIL BOND BOARD  
Holder's Mailing Address: 118 CHURCH ST SULLY SPRINGS TX  
HOPKINS COUNTY 75452

Note: \_\_\_\_\_

Date: 09-02-2013

Original principal amount: 100% of the appraised value of property – pledged to Bonds

Grantor: Edward Ray Harris

Bondholder: HOPKINS COUNTY BAIL BOND BOARD

#### Note and Lien Are Described in the Following Documents:

Deed of Trust dated 10-09-13, filed under Document No. 110429 on 10-09-13, in the  
Records, LAMAR County, Texas.

#### Property (including any improvements):

CITY OF PARIS BLOCK 178 LOT PT OF 10 443/ST ST SW 101 PT OF 10 11  
443/ST ST SW TAX 10 16859 TAX 10 16890

Bondholder is the owner and holder of all present and future bonds of Edward Ray Harris.

For value received, Bondholder releases this Property from the Lien.

Bondholder expressly waives and releases all present and future rights to establish or enforce  
the Lien as security for payment of any future or other indebtedness.

When the content requires, singular nouns and pronouns include the plural.

213110-2024 Pages: 2 RL  
04/23/2024 11:08:01 AM By: mratliff  
Lamar County, TX  
Ruth Sisson - County Clerk



Hopkins COUNTY BAILBOND BOARD

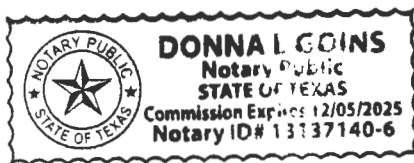
By Robert Newcom, County Judge  
Robert Newcom

By DANNY DAVIS, county Treasurer  
Danny Davis

THE STATE OF TEXAS

COUNTY OF Hopkins

This instrument was acknowledged before me on this 23 day of April,  
2024, by Robert Newcom, Danny Davis of \_\_\_\_\_  
County Bailbond Board.



Donna L. Goins  
Notary Public, State of Texas

My Commission expires:

12/05/2025



STATE OF TEXAS      COUNTY OF LAMAR

I hereby certify that this instrument was filed on  
the date and time stamped hereon by me and was duly  
recorded in the Official Public Records of Lamar County,  
Texas.

*Ruth Sisson*

COUNTY CLERK, LAMAR COUNTY, TEXAS

**LONE STAR** BAIL  
903-784-2100 BONDS  
LIC# 4500





# TAX RECEIPT

04/11/2024 12:19PM

LAMAR COUNTY APPRAISAL DISTRICT  
521 BONHAM  
PO BOX 400  
PARIS, TX 75461-0400

Receipt Number

833447

Date Posted  
Payment Type  
Payment Code  
Total Paid

01/31/2024  
P  
Partial \*\*\*  
\$854.86

PAID BY:

LONE STAR AUTO SALES  
443 FIRST SW ST  
PARIS, TX 75460

Property ID	Geo	Legal Acres	Owner Name and Address								
126125		0.0000	LONE STAR AUTO SALES 443 FIRST SW ST PARIS, TX 75460								
Legal Description											
SIT											
Situs	DBA Name										
443 FIRST SW PARIS, TX 75460	LONE STAR AUTO SALES										
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
PJC	2023	0.07100	80,890	41851	N	33.40	0.00	0.00	0.00	0.00	33.40
LAMAR COUNTY	2023	0.30450	80,890	41851	N	143.26	0.00	0.00	0.00	0.00	143.26
PARIS ISD	2023	0.98370	80,890	41851	N	453.40	0.00	0.00	0.00	0.00	453.40
CITY OF PARIS	2023	0.47782	80,890	41851	N	224.80	0.00	0.00	0.00	0.00	224.80
											854.86

Balance Due As Of 01/31/2024: 347.86

Tender	Details	Description	Amount
Check	2022		854.86
			854.86

\*\*\* Payment code of 'Partial' indicates this transaction is considered a partial payment. Please contact the Tax Office for balance due information.

Operator Batch  
PLOVEN 5394 (V102/08/2024)

Total Paid  
854.86

Special Condition Exists for this Property  
Page. 1

Receipt issued in Accordance with Section 31.075 of the Texas Property Tax Code

True Automation, Inc.

# TAX RECEIPT

04/11/2024 12:13PM

LAMAR COUNTY APPRAISAL DISTRICT  
521 BONHAM  
PO BOX 400  
PARIS, TX 75461-0400

Receipt Number

836824

Date Posted 04/11/2024  
Payment Type P  
Payment Code Full  
Total Paid \$247.89

PAID BY:

LONE STAR AUTO SALES  
443 FIRST SW ST  
PARIS, TX 75460

**PAID**

Property ID	Geo	Legal Acres	Owner Name and Address									
126125		0.0000	LONE STAR AUTO SALES 443 FIRST SW ST PARIS, TX 75460									
Legal Description												
SIT												
Situs	DBA Name											
443 FIRST SW PARIS TX 75460			LONE STAR AUTO SALES									
Entity	Year	Rate	Taxable Value	Stmnt #	Vold	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd	
PJC	2023	0.07100	60,690	41851	N	9.69	0.00	0.00	0.00	0.00	9.69	
LAMAR COUNTY	2023	0.30450	60,690	41851	N	41.54	0.00	0.00	0.00	0.00	41.54	
PARIS ISD	2023	0.96370	60,690	41851	N	131.47	0.00	0.00	0.00	0.00	131.47	
CITY OF PARIS	2023	0.47782	60,690	41851	N	65.19	0.00	0.00	0.00	0.00	65.19	
											247.89	

Balance Due As Of 04/11/2024: .89

Tender	Details	Description	Amount
Cash			247.89
			247.89

Operator Batch  
DVEGA 5574 (day 04/11/2024)

Total Paid  
247.89

# Statement of Account

NOTICE: This is a statement of Taxes Due as of 04/11/2024 12:22:48PM  
based upon the tax records of the tax office.

LAMAR COUNTY APPRAISAL DISTRICT  
521 BONHAM  
PO BOX 400  
PARIS, TX 75461-0400

## Property Information

Property ID: 126125      Geo ID:  
Legal Acres: 0.0000  
Legal Desc: SIT  
Situs: 443 FIRST SW PARIS, TX 75460  
DBA: LONE STAR AUTO SALES  
Exemptions:

Owner ID: 106843523      Ownership: 100.00%  
LONE STAR AUTO SALES  
443 FIRST SW ST  
PARIS, TX 75460

## Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	60,690

Entity	Description	Pct.	Ex Code	Description
CPA	CITY OF PARIS	100.00%		
GLA	LAMAR COUNTY	100.00%		
JCP	PJC	100.00%		
SPA	PARIS ISD	100.00%		

Unpaid Bills Summary  
No Information on File.

Paid Refunds Summary  
No Information on File.

\*\*\* End of Statement \*\*\*

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

PROPERTY 16890 R  
Legal Description DBA LONE STAR BAIL BONDS  
CITY OF PARIS, BLOCK 178, LOT PT OF 10 & 11, 443 1ST  
SW

OWNER ID HARRIS EDWARD  
106837867 4501 FR 2101  
OWNERSHIP GREENVILLE, TX 75402  
100.00%

CAU	100%	IMPROVEMENTS	52,630
CPA	100%	LAND MARKET	+ 9,370
CPAZ2	100%	MARKET VALUE	= 62,200
GLA	100%	PRODUCTIVITY LOSS	- 0
JCP	100%	APPRAISED VALUE	= 62,200
SPA	100%	CAP LOSS	- 0
		ASSESSED VALUE	= 62,200

Ref ID1: SCPA178  
015500-17800-0110

Ref ID2: R16890  
Map ID 10

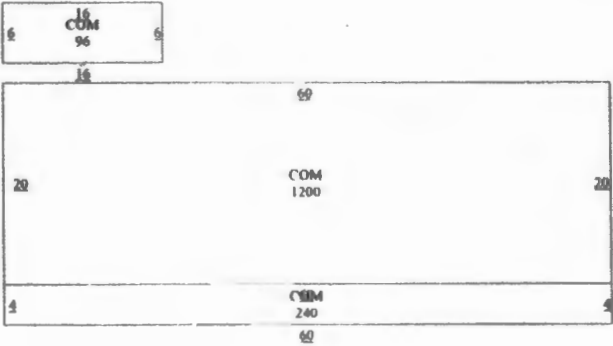
ACRES: .1229  
EFF. ACRES:  
APPR VAL METHOD: Cost

SITUS 443 SW 1ST PARIS, TX 75460

GENERAL

UTILITIES U LAST APPR. CN  
TOPOGRAPHY LEV LAST APPR. YR 2023  
ROAD ACCESS P LAST INSP. DATE 01/20/2023  
ZONING COM NEXT INSP. DATE 01/01/2022  
BUILDER  
NEXT REASON  
REMARKS ARB VALUE 2012

EXEMPTIONS



PICTURE



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
01/15/2013	RC	0	A	3,600
10/23/2012	RC	0	A	14,500
SALE DT PRICE GRANTOR DEED INFO				
02/09/2013	*****	HEART & SOUL FOO QC / 109312 / 2013		
12/19/2012	*****	CAMPBELL MARY ANWD / 102581 / 2012		
12/22/2008	*****	POTEET LAVONNE SWD / 66287 / 2009		

SUBD: SCPA		100.00%	NBHD: SCPA		90.00%	IMPROVEMENT INFORMATION													
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	
	COM	COM	CM	MAF/2	1,200.0	91.20	1	1988	1987	AV	109,440	50%	100%	100%	100%	100%	0.50	54,720	
	COM	COM	CM	CNF/2	240.0	28.13	1	0	1987	AV	6,270	50%	100%	100%	100%	100%	0.50	3,140	
	COM	COM	CM	STF/2	96.0	17.44	1	2014	1987	AV	1,670	50%	100%	100%	100%	100%	0.50	840	
1	COMMERCIAL	REMODELED FOR 2014, STG 15	STCD	F1	1,536.0	Homesite: N					117,380								68,700

IMPROVEMENT FEATURES				
Heating/Cooling	1	CHCA		0
Plumbing	1	2		0

SUBD: SCPA		100.00%		NBHD: SCPA		100.00%		LAND INFORMATION					IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0			
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL	SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE	
1.	COMMERCIAL		CSW150	F1	N	SQ	5,354 5500 SQ	1 50	8,030	1 17	1.00	A			9,370					0.00		
															9,370							



AMAR CO. APPRAISAL DISTRICT  
PROPERTY 16889 R  
Legal Description  
CITY OF PARIS, BLOCK 178, LOT PT OF 10, 443 1ST SW

OWNER ID  
106837867  
OWNERSHIP  
100.00%  
PROPERTY APPRAISAL INFORMATION 2023  
HARRIS EDWARD  
4501 FR 2101  
GREENVILLE, TX 75402

Entitles		Values	
CAD	100%	IMPROVEMENTS	0
CPA	100%	LAND MARKET	+ 4,510
CPAZ2	100%	MARKET VALUE	= 4,510
GLA	100%	PRODUCTIVITY LOSS	- 0
JCP	100%	APPRAISED VALUE	= 4,510
SPA	100%	CAP LOSS	- 0
		ASSESSED VALUE	= 4,510

Ref ID1: SCPA178  
15500-17800-0100  
Ref ID2: R16889  
Map ID 10

ACRES: .0640  
EFF. ACRES:  
APPR VAL METHOD: Cost

ITUS 443 SW 1ST PARIS, TX 75460

GENERAL  
UTILITIES U  
TOPOGRAPHY LEV  
ROAD ACCESS P  
ZONING  
BUILDER  
NEXT REASON  
REMARKS  
LAST APPR. CN  
LAST APPR. YR 2023  
LAST INSP. DATE 01/20/2023  
NEXT INSP. DATE 01/01/2022

EXEMPTIONS

BUILDING PERMITS  
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
02/09/2013 \*\*\*\*\* HEART & SOUL FOO QC / 109312 / 2013  
12/19/2012 \*\*\*\*\* CAMPBELL MARY ANWD / 102581 / 2012  
12/22/2008 \*\*\*\*\* POTEET LAVONNE SWD / 66287 / 2009

SUBD: SCPA 100.00% NBHD:SCPA 90.00%  
IMPROVEMENT INFORMATION  
# TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT FEATURES

SUBD: SCPA		100.00%		NBHD:SCPA		100.00%		LAND INFORMATION				IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE	
1	COMMERCIAL VACANT		CSW150	C1	N	SQ	2,788.0000 SQ	1.50	4,180	1.08	1.00	A	4,510				0.00	0	
Comment: SOLD PT OF 10 & 11 TO G MC ENTYRE #16890 SFT. LT CHG PER DEED.													4,510					0	

443 1st St SW PARIS TX

I AGREE TO KEEP ALL TAXES PAID ON THIS PROPERTY

I AGREE NOT TO FURTHER ENCUMBER THE PROPERTY

I AGREE TO MAINTAIN INSURANCE ON ANY IMPROVEMENTS

I AGREE TO NAME THE BAIL BOND BOARD LIENHOLDER  
ON THE IMPROVEMENTS

Eddie R. Riker

DISTRICT  
R  
178. LOT PT OF 10, 443 1ST SW

OWNER ID  
106837867  
OWNERSHIP  
100.00%

PROPERTY APPRAISAL INFORMATION 2023  
HARRIS EDWARD  
4501 FR 2101  
GREENVILLE, TX 75402

Entities  
CAD 100%  
CPA 100%  
CPAZ2 100%  
GLA 100%  
JCP 100%  
SPA 100%

Values  
IMPROVEMENTS  
LAND MARKET  
MARKET VALUE  
PRODUCTIVITY LOSS  
APPRAISED VALUE

CAP LOSS

ASSESSED VALUE

EXEMPTIONS

Ref ID2: R16889  
Map ID 10

ACRES: .0640  
EFF. ACRES:

APPR VAL METHOD: Cost

RIS, TX 75460

GENERAL

LAST APPR. CN  
LAST APPR. YR 2023  
LAST INSP. DATE 01/20/2023  
NEXT INSP. DATE 01/01/2022

BUILDING PERMITS  
PERMIT AREA ST PERMIT VAL

GRANTOR DEED INFO  
HEART & SOUL FOO QC / 109312 / 2013  
CAMPBELL MARY ANWD / 102581 / 2012  
POTEET LAVONNE SWD / 66287 / 2009

00.00% NBHD:SCPA 90.00% IMPROVEMENT INFORMATION  
MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT FEA

00.00% NBHD:SCPA 100.00% LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0  
CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT  
CSW150 C1 N SQ 2,788.0000 SQ 1.50 4.180 1.08 1.00 A 4,510  
& 11 TO G MC ENTYRE #16890 SFT LT CHG PER DEED. 4,510

Effective Date of Appraisal: January 1

Date Printed: 04/18/2024 11:13 01AM

by DVEGA

L DISTRICT  
R  
DBA LONE STAR BAIL BONDS  
< 178, LOT PT OF 10 & 11, 443 1ST

OWNER ID  
106837867  
OWNERSHIP  
100.00%

PROPERTY APPRAISAL INFORMATION 2023  
HARRIS EDWARD  
4501 FR 2101  
GREENVILLE, TX 75402

Entireties  
CAD 100%  
CPA 100%  
CPAZ2 100%  
GLA 100%  
JCP 100%  
SPA 100%

Values  
IMPROVEMENTS  
LAND MARKET  
MARKET VALUE  
PRODUCTIVITY LOSS  
APPRAISED VALUE  
CAP LOSS  
ASSESSED VALUE

Ref ID2: R16890  
Map ID 10

ACRES: .1229  
EFF. ACRES:

APPR VAL METHOD: Cost

ARIS, TX 75460

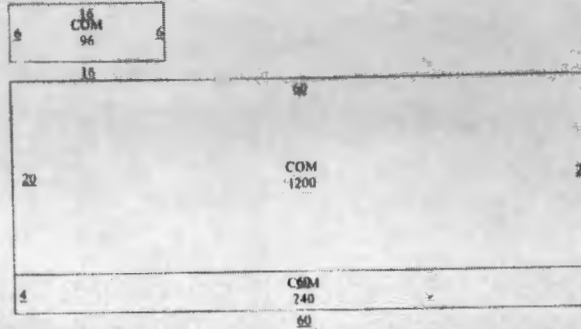
GENERAL

LAST APPR. CN  
LAST APPR. YR 2023  
LAST INSP. DATE 01/20/2023  
NEXT INSP. DATE 01/01/2022

ALUE 2012

BUILDING PERMITS  
/PE PERMIT AREA ST PERMIT VAL  
0 A 3,600  
0 A 14,500

GRANTOR DEED INFO  
HEART & SOUL FOO QC / 109312 / 2013  
CAMPBELL MARY ANNWD / 102581 / 2012  
POTEET LAVONNE SWD / 66287 / 2009



PICTURE



30.00% NBHD:SCPA 90.00%

IMPROVEMENT INFORMATION

MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
CM	MAF/2	1,200.0	91.20	1	1988	1987	AV	109,440	50%	100%	100%	100%	100%	0.50	54,720
CM	CNF/2	240.0	26.13	1	0	1987	AV	6,270	50%	100%	100%	100%	100%	0.50	3,140
CM	STF/2	96.0	17.44	1	2014	1987	AV	1,670	50%	100%	100%	100%	100%	0.50	840
STCD: F1		1,536.0	Homesite: N					117,380							58,700

4, STG 15

IMPROVEMENT FE

Heating/Cooling 1  
Plumbing 1

100.00% NBHD:SCPA 100.00%

CLS TABLE SC HS METH  
CSW150 F1 N SQ

DIMENSIONS  
5,354.5500 SQ

LAND INFORMATION

UNIT PRICE GROSS VALUE ADJ MASSADJ VAL SRC  
1.50 8,030 1.17 1.00 A

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT  
9,370  
9,370

Effective Date of Appraisal January 1

Date Printed 04/16/2024 11:13:25AM

by DVEGA





## Ategrity Specialty Insurance Company

14000 N. Pima Road, Suite 200, Scottsdale, AZ 85260

### GENERAL CHANGE ENDORSEMENT

**POLICY NO : 01-C-PK-P20078833-0**  
**Endorsement Number : 002**

**ACCOUNT NUMBER:**  
**NAMED INSURED AND MAILING ADDRESS**

EDWARD HARRIS  
DBA LONE STAR BAIL BONDS  
4501 FM 2101  
Greenville TX 75402

**AGENCY NUMBER: 0000002049**  
**AGENCY AND MAILING ADDRESS**

Louis A Williams & Associates  
PO Drawer 1309  
Marshall Texas 75671

**POLICY PERIOD:** FROM 05/29/2023 TO 05/29/2024 AT 12:01 AM STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

Effective **04/16/2024** this policy is changed.

LOSS PAYEE, HUNT COUNTY BAIL BOND BOARD HAS BEEN ADDED

**CP 12 18 1012 LOSS PAYABLE PROVISIONS**

APPLICABLE CLAUSE : C1

DESCRIPTION OF PROPERTY: BUILDING - LOCATION #1

LOSS PAYEE NAME: HUNT COUNTY BAIL BOND BOARD

LOSS PAYEE ADDRESS: 2500 LEE ST, GREENVILLE, TX 75401

**CP 12 18 1012 LOSS PAYABLE PROVISIONS**

APPLICABLE CLAUSE : C1

DESCRIPTION OF PROPERTY: BUILDING - LOCATION #2

LOSS PAYEE NAME: HUNT COUNTY BAIL BOND BOARD

LOSS PAYEE ADDRESS: 2500 LEE ST, GREENVILLE, TX 75401

PREMIUM

NO CHANGE IN  
PREMIUM



# DEED OF TRUST

\*\*\*\*\*

FILED FOR RECORD  
at 9:07 o'clock A M

MAY 03 2024

## Terms

Date:

04-12, 2024

Grantor:

Grantor's Mailing Address:

Eddie B HARRIS  
4501 FM 2101  
GREENVILLE TX 75402

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
By [Signature]

Trustee:

J. Andrew Bench or current Chairman of the Hunt County  
Bail Bond Board

Trustee's Mailing Address:

2507 Lee Street, Greenville, Hunt County, Texas 754001

Bondholder:

Bond Holder's Mailing Address:

HUNT County Bail Bond Board  
2507 Lee Street, Greenville, Hunt County, Texas 75401

Bond(s):

All present and future Bonds issued by Grantor to Bondholder.  
Grantor is pledging 100 % of the appraised value of  
the pledged property.

Property (including any improvements):

PROPERTY ID GEO LEGAL ACRES  
109622 4355-0180-0040-41 00124  
54355 ORIG TOWN OF GREENVILLE TX BLK 18 LOT 4 ACRES 0.06  
2617 STONEWALL ST

Prior Lien:

NA

Other Exceptions to Conveyance and Warranty:

This conveyance is subject to all valid building and use restrictions, easements and right-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any.

For value received and to secure payment of the Bond(s), Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the other Exceptions to Conveyance and Warranty. When Grantor ceases issuing bonds in HUNT County and upon payment of the Bond(s) and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Bondholder will release it at Grantor's expense.

## CLAUSES AND COVENANTS

### A. Grantor's Obligations

Grantor agrees to -----

1. Keep the Property in good repair and condition;
2. Pay all taxes and assessments on the property before delinquency;



3. Defend title to the property subject to the other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
4. Maintain, in a form acceptable to Bondholder, an insurance policy that---
  - A. Covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Bondholder approves a smaller amount in writing;
  - B. Contains an 80.0% co-insurance clause;
  - C. Provides fire and extended coverage, including windstorm clause;
  - D. Protects Bondholder with a standard mortgage clause;
  - E. Provides flood insurance at any time the Property is in a flood hazard area; and
  - F. Contains such other coverage as Bondholder may reasonably require;
5. Comply at all times with the requirements of the 80.0% co-insurance clause;
6. Deliver the insurance policy to Bondholder within 10 days of the date of this deed of trust and deliver renewals to Bondholder at least 15 days before expiration;
7. Obey all laws, ordinances, and restrictive covenants applicable to the Property;
8. Keep any buildings occupied as required by the insurance policy; and
9. If the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments.

**B. Bondholder's Rights**

1. Bondholder may appoint in writing a substitute trustee, succeeding to all rights and responsibilities of Trustee.
2. Bondholder may, from any proceeds received under the insurance policy, either (1) retain the proceeds as a cash bond or (2) repair or replace damaged or destroyed improvements covered by the policy.
3. If the Grantor fails to perform any of Grantor's obligations, Bondholder may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the lesser of 18.0% per annum or the maximum rate allowed by law. The amount to be reimbursed will be secured by this deed of trust
4. If a final judgment forfeiting a Bond is entered against the Grantor and Grantor fails to immediately pay the amount of the final judgment, or if Grantor fails to perform any of Grantor's obligations and the default continues after any required notice of the default and the time allowed to cure, Bondholder may -
  - A. Direct Trustee to foreclose this lien, in which case Bondholder or Bondholder's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
  - B. Purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the amount of the final judgment.
5. Bondholder may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

### **C. Trustee's Rights and Duties**

If directed by Bondholder to foreclosure the lien, Trustee will -

1. Either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;
2. Sell and convey all or part of the property "as is" to the highest bidder for cash with a general warranty binding Grantor, subject to the prior lien and to other exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;
3. From the proceeds of the sale, pay, in this order -----
  - A. Expenses of foreclosure, including a reasonable commission to Trustee;
  - B. To Bondholder, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
  - C. Any amounts required by law to be paid before payment to Grantor; and
  - D. To Grantor, any balance; and
4. Be indemnified by Bondholder against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

### **D. General Provisions**

1. If any of the property is sold under this deed of trust, Grantor must immediately surrender Possession to the purchaser. If Grantor fails to do so, Grantor will become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
2. Recitals in any Trustee's deed conveying the property will be presumed to be true.
3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
4. This lien will remain superior to liens later created even if (i) the maturity date for the Bond(s) is dated after the date hereof or (ii) part of the property is released.
5. Grantor assigns the Bondholder all amount payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees and court and other costs, Bondholder will either release any remaining amounts to Grantor or hold such amount as a cash bond. Bondholder will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Bondholder notice of any actual or threatened proceedings for condemnation of all or part of the property.
6. Grantor assigns to Bondholder absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Grantor warrants the validity and enforceability of the assignment. Grantor may as Bondholder's licensee collect rent and other income and receipts as long as the Grantor is not in default under any Bond(s) or this deed of trust. If Grantor defaults in payment of any Bond(s) or performance of this deed of trust, Bondholder may terminate Grantor's license to collect rent and other income and then as Grantor's agent may rent the property and collect all rent and other income and receipts. Bondholder neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Bondholder may apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Bondholder's rights and remedies and then to Grantor's obligations under the Bond(s) and this deed of trust in the order determined by Bondholder. Bondholder is not required to act under this paragraph, and acting under this paragraph does not waive any of Bondholder's other rights or

remedies. If Grantor becomes a voluntary or involuntary debtor in bankruptcy, Bondholder's filing a proof of claim in bankruptcy will be determined equivalent to the appointment of a receiver under Texas law.

7. Interest on the debt secured by this deed of trust will not exceed the maximum amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.
8. At least 15 days before taxes and assessments on the property become delinquent, Grantor agrees to furnish Bondholder evidence satisfactory to Bondholder that all taxes and assessments on the property have been paid.
9. When the context requires, singular nouns pronouns include the plural.
10. The term Bond(s) includes all present and future Bond(s) issued by Grantor to Bondholder and all amounts secured by this deed of trust.
11. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.
12. Grantor and each surety, endorser, and guarantor of the Bond(s) waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.
13. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Bondholder's rights under this deed of trust if this deed of trust is placed in the hands of an attorney for enforcement.
14. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.
15. Grantor represents that this deed of trust is given to secure all Bond(s) presently issued to bondholder and which may be issued to Bondholder in the future.

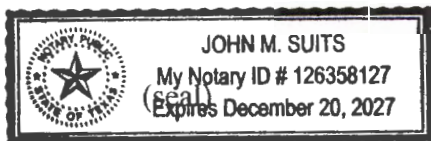
Eddie B Harris

\_\_\_\_\_

THE STATE OF TEXAS~COUNTY OF HUNT

Before me, a Notary Public, on this day personally appeared Eddie B Harris, known to me, or proved to me through TX DRIVEAL LLC (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12<sup>th</sup> day April, 2024.



John M. Suits

Notary Public

Printed Name: John M. Suits

Commission Expires: 12-20-27

**THE STATE OF TEXAS**

**COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of HUNT County, Texas.

**2024-06646 DT**  
**04/12/2024 12:10 PM**



*Becky Landrum*

**Becky Landrum, County Clerk**  
**Hunt County, TX**



## Property Details

Account		
Property ID:	109622	Geographic ID: 4385-0180-0040-41
Type:	Real	Zoning:
Property Use:	25 OFFICE BUILDINGS	Condo:
Location		
Situs Address:	2607 STONEWALL ST GREENVILLE, TX 75401	
Map ID:	C-CGR DT&FSR	Mapsco: GREENVILLE
Legal Description:	S4385 ORIG TOWN OF GREENVILLE BLK 18 LOT 4 ACRES .0124	
Abstract/Subdivision:	S4385 - ORIG TOWN OF GREENVILLE	
Neighborhood:	DTG	
Owner ?		
Owner ID:	447746	
Name:	HARRIS PAMELA K	
Agent:		
Mailing Address:	4501 FM 2101 GREENVILLE, TX 75402-5367	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$34,880 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$3,510 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$38,390 (=)



4/10/24, 10:34 AMabout:blank

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$38,390 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$38,390
Ag Use Value:	\$0
<div>VALUES DISPLAYED ARE 2023 CERTIFIED VALUES. Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.</div>	

Property Taxing Jurisdiction

Owner: HARRIS PAMELA K %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$38,390	\$38,390
CGR	GREENVILLE, CITY	0.559000	\$38,390	\$38,390
GHT	HUNT COUNTY	0.336000	\$38,390	\$38,390
HHO	HUNT MEMORIAL HD	0.197792	\$38,390	\$38,390
SGR	GREENVILLE ISD	0.969200	\$38,390	\$38,390

Total Tax Rate: 2.061992

# TAX RECEIPT

04/10/2024 01:26PM

HUNT COUNTY TAX OFFICE  
 RANDY L. WINEINGER, TAX ASSESSOR/COLLECTOR  
 PO BOX 1042  
 GREENVILLE, TX 75403-1042

Receipt Number	
15464333	
Date Posted	01/18/2024
Payment Type	P
Payment Code	Under
Total Paid	\$791.11

## PAID BY:

LONE STAR BAIL BONDS  
 P.O. BOX 555  
 GREENVILLE, TX 75403

Property ID	Geo	Legal Acres	Owner Name and Address								
109622	4385-0180-0040-41	0.0124	HARRIS EDDIE R 4501 FM 2101 GREENVILLE, TX 75402								
Legal Description											
S4385 ORIG TOWN OF GREENVILLE BLK 18 LOT 4 ACRES .0124											
Situs			DBA Name								
2607 STONEWALL ST GREENVILLE, 75401											
Entity	Year	Rate	Taxable Value	Stmnt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
HUNT MEMORIAL HD	2023	0.19779	38,390	104455	N	75.88	0.00	0.00	0.00	0.00	75.88
HUNT COUNTY	2023	0.33600	38,390	104455	N	128.91	0.00	0.00	0.00	0.00	128.91
GREENVILLE, CITY											
OF	2023	0.55900	38,390	104455	N	214.47	0.00	0.00	0.00	0.00	214.47
GREENVILLE ISD	2023	0.96920	38,390	104455	N	371.85	0.00	0.00	0.00	0.00	371.85
											791.11
Balance Due As Of 01/18/2024: .00											

Operator	Batch	Total Paid
gloria rios	58531 (GLO01182024)	791.11

2607 STONEWALL GREENVILLE TX

I AGREE TO KEEP ALL TAXES PAID ON THIS PROPERTY

I AGREE NOT TO FURTHER ENCUMBER THE PROPERTY

I AGREE TO MAINTAIN INSURANCE ON ANY IMPROVEMENTS

I AGREE TO NAME THE BAIL BOND BOARD LIENHOLDER  
ON THE IMPROVEMENTS

Elmer R. H.



## Ategrity Specialty Insurance Company

14000 N. Pima Road, Suite 200, Scottsdale, AZ 85260

### GENERAL CHANGE ENDORSEMENT

**POLICY NO :** 01-C-PK-P20078833-o  
**Endorsement Number :** 002

**ACCOUNT NUMBER:**

**NAMED INSURED AND MAILING ADDRESS**

EDWARD HARRIS  
DBA LONE STAR BAIL BONDS  
4501 FM 2101  
Greenville TX 75402

**AGENCY NUMBER: 0000002049**

**AGENCY AND MAILING ADDRESS**

Louis A Williams & Associates  
PO Drawer 1309  
Marshall Texas 75671

**POLICY PERIOD:** FROM 05/29/2023 TO 05/29/2024 AT 12:01 AM STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

Effective **04/16/2024** this policy is changed.

LOSS PAYEE, HUNT COUNTY BAIL BOND BOARD HAS BEEN ADDED

**CP 12 18 1012 LOSS PAYABLE PROVISIONS**

APPLICABLE CLAUSE : C1

DESCRIPTION OF PROPERTY: BUILDING - LOCATION #1

LOSS PAYEE NAME: HUNT COUNTY BAIL BOND BOARD

LOSS PAYEE ADDRESS: 2500 LEE ST, GREENVILLE, TX 75401

**CP 12 18 1012 LOSS PAYABLE PROVISIONS**

APPLICABLE CLAUSE : C1

DESCRIPTION OF PROPERTY: BUILDING - LOCATION #2

LOSS PAYEE NAME: HUNT COUNTY BAIL BOND BOARD

LOSS PAYEE ADDRESS: 2500 LEE ST, GREENVILLE, TX 75401

PREMIUM

NO CHANGE IN  
PREMIUM