

8-B

DEED OF TRUST

2024-22503

DT Total Pages: 6



Terms

Date:

Nov 20, 2024

Grantor:

Edward R Harris

Grantor's Mailing Address:

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:

HUNT County Bail Bond Board

Bond Holder's Mailing Address:

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):

A0294 ELGAN EUGAN TRACT II,
ACRES 2.25

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;

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.

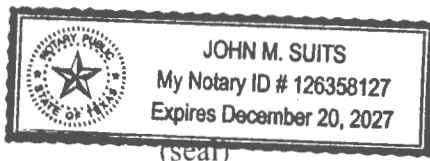
7. Interest on the debt secured by this deed of trust will not exceed the maximum amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been 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.

Edward R Harris Pamela K Harris
Edward R Harris Pamela K Harris

THE STATE OF TEXAS~~COUNTY OF HUNT

Before me, a Notary Public, on this day personally appeared Edward R Harris, known to me, or proved to me through DRIVERS LIC (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 20 day Nov, 2024.



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

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, 75402

Map ID: Mapsco:

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

Abstract/Subdivision:

Neighborhood:

Owner ?

Name: HARRIS PAMELA K

Agent:

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

% Ownership: 100.00%

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

Property Values

Improvement Homesite Value:	\$62,360 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$118,500 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$180,860 (=)
Agricultural Value Loss:?	\$0 (-)

Appraised Value: \$180,860 (=)
HS Cap Loss: ? \$0 (-)
CB Cap Loss: ? \$0 (-)

Assessed Value: \$180,588
Ag Use Value: \$0

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:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$0	\$0	\$0.00	
GHT	HUNT COUNTY	0.323328	\$180,860	\$180,588	\$583.89	
HHO	HUNT MEMORIAL HD	0.200362	\$180,860	\$180,588	\$361.83	
SGR	GREENVILLE ISD	0.966900	\$180,860	\$180,588	\$1,746.11	

Total Tax Rate: 1.490590

Estimated Taxes With Exemptions: \$2,691.83

Estimated Taxes Without Exemptions: \$2,695.88

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.

2024-22503 DT
11/21/2024 11:11 AM



Brecky Landrum
Brecky Landrum, County Clerk
Hunt County, TX

DEED OF TRUST

2024-22504 DT Total Pages: 5



Terms

Date: Nov 20, 2024

Grantor: EDWARD B HARRIS
Grantor's Mailing Address: 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: HUNT County Bail Bond Board
Bond Holder's Mailing Address: 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, LOT PART
OF 11 & 10 443 1ST ST SW

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;

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.
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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.

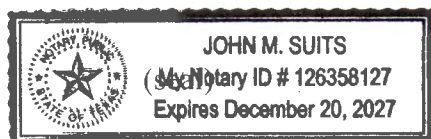
7. Interest on the debt secured by this deed of trust will not exceed the maximum amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been 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.

Edward R Harris
Edward R Harris

THE STATE OF TEXAS~~COUNTY OF HUNT

Before me, a Notary Public, on this day personally appeared Edward R Harris, known to me, or proved to me through DRIVERS 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 20 day Nov, 2024.



John M. Suits
Notary Public
Printed Name: John M. Suits
Commission Expires: 12-20-2027

Phone: 803-785-7822
Fax: 803-785-8322

LAMAR COUNTY APPRAISAL

2024 TAX STATEMENT

STATEMENT NUMBER

16108

PROPERTY ID NUMBER

16890

NAME & ADDRESS Owner ID: 108537867 HARRIS EDWARD 4501 FR 2101 GREENVILLE, TX 75402		PROPERTY DESCRIPTION CITY OF PARIS, BLOCK 178, LOT PT OF 10 & 11, 443 1ST SW Acreage: 0.1229 Type: R	PROPERTY GEOGRAPHICAL ID 015500-17800-0110 PROPERTY SITUS / LOCATION 443 SW 1ST PARIS, TX 75480	
LAND MARKET VALUE 8,940	IMPROVEMENT MARKET VALUE 60,200	NET INTEREST VALUE 0	ADDITIONAL MARKET 0	ADDITIONAL VALUE 69,940

100% Assessment Ratio

Appraised Value:

69,940

Taxing Unit	Assessed	Homestead Exemption	OVER 65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
PARIS ISO	69,940	0	0	0		69,940	0.0009000	662.44
PJC	69,940	0	0	0		69,940	0.0005740	45.90
LAMAR COUNTY	69,940	0	0	0		69,940	0.2852000	203.52
CITY OF PARIS	69,940	0	0	0		69,940	0.4612000	317.95

Total Taxes Due By Jan 31, 2025 1,229.81

Penalty & Interest if paid after Jan 31, 2025

If Paid In Month	Penalty	Tax Due
February 2025	7%	1,315.89
March 2025	9%	1,340.49
April 2025	11%	1,365.08
May 2025	13%	1,389.70
June 2025	15%	1,414.28

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provision for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provision for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Sec 23.11) or Additional Late Filing Penalty of 10% (Tax Code Sec 23.64, Tax Code Sec 21.10) or Late Correction penalty of 10% (Tax Code Sec 23.25(d)).

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

PAT LOVEN
LAMAR COUNTY APPRAISAL
621 BONHAM
PO BOX 400
PARIS, TX 75461-0400

RETURN SERVICE REQUESTED



Owner Name and Address HARRIS EDWARD 4501 FR 2101 GREENVILLE, TX 75402	Statement Number 2024 16108 Prop ID Number 16890 Geographical ID 015500-17800-0110
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See payment schedule below for tax due.

If Paid In Month	Tax Due	In January Pay
October 2024	1,229.81	1,229.81
November 2024	1,229.81	
December 2024	1,229.81	
January 2025	1,229.81	
February 2025	1,315.89	
March 2025	1,340.49	
April 2025	1,365.08	
May 2025	1,389.70	
June 2025	1,414.28	

Taxes are payable
October 1, 2024 and
become delinquent
on February 1, 2025

HARRIS EDWARD
4501 FR 2101
GREENVILLE, TX 75402

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.

2024-22504 DT
11/21/2024 11:11 AM



Becky Landrum

Becky Landrum, County Clerk
Hunt County, TX

DEED OF TRUST

2024-22505

DT Total Pages: 5



Terms

Date:

Nov 20, 2024

Grantor:

Grantor's Mailing Address:

Edward 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:

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2507 Lee Street, Greenville, Hunt County, Texas 75401

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the pledged property.

Property (including any improvements):

CITY OF PARIS, BLOCK 178 LOT PART
OF 10, 443 1ST ST SW

Prior Lien:

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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.

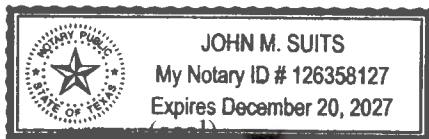
7. Interest on the debt secured by this deed of trust will not exceed the maximum amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been 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.

Edward B Harris
Edward B Harris

THE STATE OF TEXAS--COUNTY OF HUNT

Before me, a Notary Public, on this day personally appeared Edward B Harris, known to me, or proved to me through DRIVERS 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 20 day Nov, 2024.



John M. Suits
Notary Public
Printed Name: John M. Suits
Commission Expires: 12-20-2027

PAT LOVEN
Phone: 903-786-7822
Fax: 903-786-8322

LAMAR COUNTY APPRAISAL

2024 TAX STATEMENT

STATEMENT NUMBER
16107
PROPERTY ID NUMBER
16889

NAME & ADDRESS Owner ID: 106837867 HARRIS EDWARD 4501 FR 2101 GREENVILLE, TX 75402		Pct: 100.000%	PROPERTY DESCRIPTION CITY OF PARIS, BLOCK 178, LOT PT OF 10, 443 1ST SW Acres: 0.0640 Type: R	PROPERTY GEOGRAPHICAL ID 015500-17800-0100 PROPERTY SITUS / LOCATION 443 SW 1ST PARIS, TX 75480
LAND MARKET VALUE 4,180	IMPROVEMENT MARKET VALUE 0	AGT/OWNER USE VALUE 0	AGT/OWNER MARKET 0	ASSESSED VALUE 4,180

100% Assessment Ratio

Appraised Value:

4,180

Taxing Unit	Assessed	Homestead Exemption	OV&S or DP Exemption	Other Exemptions	Frozen Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
PARIS ISD	4,180	0	0	0		4,180	0.0006000	40.17
PJC	4,180	0	0	0		4,180	0.0005740	2.78
LAMAR COUNTY	4,180	0	0	0		4,180	0.2932000	12.34
CITY OF PARIS	4,180	0	0	0		4,180	0.4812000	19.28

Total Taxes Due By Jan 31, 2025

74.57

Penalty & Interest if paid after Jan 31, 2025

If Paid in Month	Penalty Rate	Tax Due*
February 2025	7%	79.80
March 2025	9%	81.27
April 2025	11%	82.79
May 2025	13%	84.25
June 2025	15%	85.77

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provision for proration, therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also state no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT OF THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Sec 23.11) or Additional Late Filing Penalty of 10% (Tax Code Sec 23.54, Tax Code Sec 21.10) or Late Correction penalty of 10% (Tax Code Sec 29.25(d)).

*** DETACH HERE AND RETURN WITH PAYMENT ***

Make checks payable to:

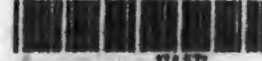
PAT LOVEN
LAMAR COUNTY APPRAISAL
621 BONHAM
PO BOX 400
PARIS, TX 75461-0400

RETURN SERVICE REQUESTED

HARRIS EDWARD
4501 FR 2101
GREENVILLE, TX 75402



2024-16107



74.57

Owner Name and Address HARRIS EDWARD 4501 FR 2101 GREENVILLE, TX 75402	Statement Number 2024 16107 Prop ID Number 16889 Geographical ID 015500-17800-0100
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See payment schedule below for tax due.

If Paid in Month	Tax Due	In January Pay
October 2024	74.57	74.57
November 2024	74.57	
December 2024	74.57	
January 2025	74.57	
February 2025	79.80	
March 2025	81.27	
April 2025	82.79	Taxes are payable October 1, 2024 and become delinquent on February 1, 2025
May 2025	84.25	
June 2025	85.77	

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.

2024-22505 DT
11/21/2024 11:11 AM



Becky Landrum

Becky Landrum, County Clerk
Hunt County, TX