

2-4 F23

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF HUNT §

KNOW ALL MEN BY THESE PRESENTS:

Jonathan Ted Douglas
1330 Bridgetown Road
Burkburnett, Texas 76354

CMRR #

FILED FOR RECORD
at 3:10 o'clock P M

JAN 14 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Landrum*

You, Jonathan Ted Douglas, are hereby notified that on Tuesday, February 4, 2025, between the hours of 10:00 A.M. and 4:00 P.M., at the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or the base of the North steps outside of the Courthouse, in the event the Courthouse is closed on the date of sale, said courthouse being located at 2507 Lee Street in the city of Greenville, county of Hunt, state of Texas, or at such other place as may have been designated by the Commissioner's Court of Hunt County, Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

BEGINNING at this point of intersection of East line of a Public road with the South line of a Public Road, said point being the Northwest corner of said tract recorded in Volume 321, Page 728, Deed Records of Hunt County, Texas, and iron stake found for corner;

Thence North 89 degrees 48 minutes 29 seconds East along the South line of Public Road at a distance of 874.87 feet to an iron stake found for corner;

THENCE South 00 degrees 03 minutes 36 seconds East leaving the said South line of a Public Road a distance of 198.96 feet to an iron stake found for corner;

THENCE South 89 degrees 45 minutes 46 seconds West a distance of 875.08 feet to a point on the East line of a public Road, an iron stake found for corner;

THENCE North along the said East line of a Public Road, a distance of 199.65 feet to the Place of Beginning, and containing 4.00 acres of land, more or less.

This sale will be made to satisfy the debt evidenced by the Note dated November 29, 2022, in the original principal amount of \$95,000.00, executed by Jonathan Ted Douglas, as maker, made payable to Brittany Dawn Douglas, said debt secured by and pursuant to the power of sale conferred in the Deed of Trust dated November 29, 2022 (referred to in this notice as the "Deed of Trust"). The Deed of Trust was executed by Jonathan Ted Douglas, as Grantor to Laura W. Fidelie as Trustee for the benefit of Brittany Dawn Douglas, and was recorded December 16, 2022, under Instrument

Number 2022-29163 DT, in the official records of Hunt County, Texas. Brittany Dawn Douglas has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe Brittany Dawn Douglas the sum of **FIFTY FIVE THOUSAND NINE HUNDRED EIGHT THREE** AND 80/100ths dollars (\$ **55,983.80**).

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated January 13, 2025. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

NOTICE: THIS NOTICE OF SALE IS BEING SENT PURSUANT TO THE LAWS OF THE STATE OF TEXAS. IF YOU HAVE FILED OR BEEN DISCHARGED IN A BANKRUPTCY CASE, THIS NOTICE IS ONLY TO MEET THE STATE REQUIREMENTS AND IS NOT AN ATTEMPT TO HOLD YOU PERSONALLY LIABLE.

NOTICE REGARDING MILITARY SERVICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Dated: January 13, 2025

Myers Jackson

Myers Jackson, Substitute Trustee

(469) 460 - 4848

THOMAS W. KEY, P.C.

Writer's Email Address:
tomwkey@tomkeylaw.com

The Hamilton Building
900 Eighth Street, Suite 320
Wichita Falls, Texas 76301

Telephone: 940-322-5217
Facsimile: 940-322-3381

January 13, 2025

Jonathan Ted Douglas
1330 Bridgetown Road
Burkburnett, Texas 76354

CMRR #

Re: Notice of Acceleration and Foreclosure Notice; Loan ("Loan") evidenced by the Note dated November 29, 2022 ("Note"), in the principal amount of \$95,000.00, executed by Jonathan Ted Douglas ("Borrower") and payable to the order of Brittany Dawn Douglas ("Lender"), which is secured by the Deed of Trust dated November 29, 2022, recorded Instrument Number 2022-29163 DT, in the official records of Hunt County, Texas, from Borrower to Laura Fidelie, Trustee, covering certain real property described in the Note ("Property")

Dear Borrower:

This firm represents Lender, the current owner and holder of the Note, in connection with the Loan. In this firm's letter dated December 3, 2024, Borrower was informed of the default under the terms of the Note and the Deed of Trust due to Borrower's failure to pay certain installments and attorney's fees incurred in collection efforts due under the terms of the Note. Borrower was also informed of Lender's intent to accelerate the unpaid balance of the indebtedness under the Note. Borrower has not cured the default under the Note and the Deed of Trust as demanded in the earlier letter.

This letter serves as formal notice that the outstanding principal of the Note, plus all accrued unpaid interest, is being accelerated by Lender because Borrower failed to cure the default under the Note and the Deed of Trust.

Demand is now made on Borrower and all persons obligated on the Note for performance in full of all obligations under the Loan, including but not limited to immediate payment of the outstanding principal of the Note, plus all accrued unpaid interest and other costs and expenses associated with Lender's enforcement of its rights and remedies under the Note, the Deed of Trust, and the other loan documents. For information on the exact amounts due and to arrange for payment, please contact Thomas W. Key at telephone number (940) 322-5217. Payment must be made by cashier's check or another form of payment acceptable to Lender.

We advise Borrower that the Property has been posted for foreclosure according to the

January 13, 2025

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provisions of the Deed of Trust and all applicable laws. If the amounts owed are not paid, Lender will have the Property sold according to the provisions of the Deed of Trust and all applicable laws. Enclosed is a copy of the Notice of Substitute Trustee's Sale specifying the time, place, and terms of the foreclosure sale. If the foreclosure proceeds do not satisfy the entire indebtedness due under the Note, Lender may choose to seek a judgment against you for the resulting deficiency.

This demand is being made under Texas Property Code section 51.002. Lender expressly reserves all of its rights and remedies relating to the Note, the Deed of Trust, and the other loan documents. Neither this letter nor any past, present, or future action or inaction by Lender has been intended or should be construed as (a) a waiver of, or an agreement to delay or refrain from exercising, any rights or remedies provided for by law or in the Note, the Deed of Trust, or the other loan documents, (b) a waiver of any present or future defaults under the Note, the Deed of Trust, or the other loan documents, (c) an election of remedies, (d) an agreement to engage in negotiating, or to obtain approval for, any proposal for the restructuring or extension of the Loan, or (e) an agreement relating to any other matter not expressly addressed in this letter. This letter and any notices previously sent by Lender should not be construed as requiring Lender to give any notice not expressly required by the Note, the Deed of Trust, or the other loan documents or by applicable law.

Lender's claims and demands regarding this indebtedness, whenever made, whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and all these claims and demands are accordingly limited so that applicable laws are not violated.

One purpose of this letter is to collect a debt, and any information obtained will be used for that purpose. This letter is not intended to advise you of your legal rights and obligations, and we recommend that you obtain counsel of your choice to protect your interests.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Your immediate attention to this matter is recommended.

Sincerely,

/s/ Thomas W. Key

Thomas W. Key

TWK/

Enclosure

APPOINTMENT OF SUBSTITUTE TRUSTEE

THE STATE OF TEXAS §
 §
COUNTY OF HUNT §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 29th day of November, 2022, Jonathan Ted Douglas executed and delivered a certain Deed of Trust to Laura W. Fidelie of Wichita County, Texas, as Trustee, recorded under Instrument No. 2022-29163 DT, in the real property records of Hunt County, Texas, for better securing the payment of a certain promissory note payable to the order of Brittany Dawn Douglas, to-wit:

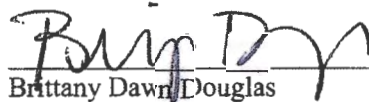
That certain promissory note in the original principal sum of \$95,000.00 executed by Jonathan Ted Douglas, payable to the order of Brittany Dawn Douglas; and

WHEREAS, the said Jonathan Ted Douglas has made default in the payment of the promissory note secured by such instrument;

WHEREAS, the owner of said Deed of Trust is authorized by said Deed of Trust to appoint a substitute trustee upon the death, failure or refusal of said Trustee to execute the trusts in said Deed of Trust contained:

NOW, THEREFORE, in consideration of the premises, Brittany Dawn Douglas hereby appoints and substitutes MARY JACKSON as Trustee in said Deed of Trust, in lieu and in place of the said Laura W. Fidelie, with all the powers and authority given by the said Deed of Trust to the said Laura W. Fidelie.

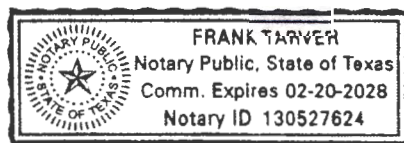
EXECUTED this the 13th day of January, 2025.

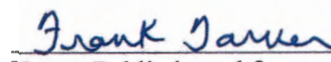

Brittany Dawn Douglas

THE STATE OF TEXAS §
 §
COUNTY OF WICHITA §

BEFORE ME, the undersigned authority, on this day personally appeared BRITTANY DAWN DOUGLAS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of January, 2025.




Notary Public in and for
The State of Texas