

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF HUNT

§

WHEREAS, by Deed of Trust dated September 16, 2021, recorded in the Official Public Records of Hunt County, Texas under Instrument Number 2021-20436 (the "Deed of Trust"), Thomas R. Barry and Juan Carlos Reveles (the "Borrower"), the property situated in Hunt County, Texas, together with all buildings, fixtures and improvements, more particularly described as follows, to wit:

All that certain lot, tract or parcel of land situated in the THOMAS ROWAN SURVEY, ABSTRACT NO. 932, Hunt County, Texas, and being all of Tract 2 as described in a Warranty deed from Lincoln Trust Company to Carson Fitzgerald, Carter Fitzgerald and Kenneth L. Carter, dated July 12, 2002 and being recorded in Volume 912, Page 497 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of F.M. Highway 36, at the southeast corner of said Tract 2 and the northeast corner of a 13.33 acres tract of land as described in a Quitclaim deed to

Richard Lloyd and Melody Lloyd, dated January 14, 2009 and being recorded in Volume 1829, Page 547 of the Official Public Records of Hunt County, Texas;

THENCE N. 88 deg. 36 min. 19 sec. W. a distance of 952.93 feet to a T-post fence corner found for corner;

THENCE N. 88 deg. 06 min. 32 sec. W. a distance of 930.93 feet to a T-post fence corner found for corner;

THENCE N. 87 deg. 37 min. 39 sec. W. a distance of 441.27 feet to a point for corner in the meanders of West Caddo Creek and at the southwest corner of said Tract 2;

THENCE along the meanders of West Caddo Creek as follows:

N. 17 deg. 29 min. 52 sec. E. a distance of 67.85 feet;

N. 57 deg. 47 min. 22 sec. E. a distance of 124.82 feet;

N. 30 deg. 04 min. 38 sec. W. a distance of 193.47 feet;

N. 51 deg. 33 min. 22 sec. E. a distance of 127.34 feet;

N. 49 deg. 09 min. 38 sec. W. a distance of 216.40 feet;

N. 17 deg. 09 min. 43 sec. W. a distance of 83.94 feet to the northwest corner of said Tract 2;

THENCE N. 87 deg. 15 min. 52 sec. E. a distance of 1448.30 feet to a 1/2" iron rod found for corner at the northwest corner of a 10.01 acres tract of land as described in a Warranty deed to Terry Averette and Lindsay Averette, dated September 22, 2011 and being recorded in Document no. 2011-10284 of the Official Public Records of Hunt County, Texas;

THENCE S. 80 deg. 00 min. 00 sec. W. along the west boundary line of said Averette 10.01 acres tract, a distance of 463.33 feet to a fence corner post found for corner at the southwest corner of same;

THENCE S. 86 deg. 41 min. 53 sec. E. along the south boundary line of said Averette 10.01 acres tract, a distance of 948.88 feet to a 1/2" iron rod found for corner in the west right-of-way line of F.M. Highway 36;

THENCE in a southerly direction along a curve to the right having a central angle of 81°41'30", a radius of 7589.44 feet, a tangent of 112.42 feet, a chord of S. 05 deg. 00 min. 48 sec. E., 224.83 feet along said right-of-way line an arc distance of 224.83 feet to the POINT OF BEGINNING and containing 25.51 acres of land.

FILED FOR RECORD
at 9:41 o'clock AM

AUG 11 2026

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

Property (including any improvements)

WHEREAS, the Property secures that one certain Promissory Note therein described in the original principal amount of \$267,855.00 (the "Indebtedness"), executed by Thomas R. Barry and Juan Carlos Reveles and made payable to Kenneth L. Carter, Carson Fitzgerald, and Carter Fitzgerald (the "Lender"); and

WHEREAS, the undersigned has been appointed as Trustee, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Indebtedness secured by the Deed of Trust, the Indebtedness is now wholly due, and the owner and holder of the Indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 1, 2026 (that being the first Tuesday of said month), at 1:00 pm, (or not later than three (3) hours thereafter), I will sell the Property at public auction to the highest bidder, or bidders, at the common area at the base of the Central stairway on the 2nd floor inside the Hunt County Courthouse located at 2507 Lee Street, Greenville, Texas 75401, or the base of the North steps outside of the Courthouse, said location having been designated by the County Commissioners (the "Commissioners") of Hunt County, Texas (or such other location as may be designated by the Commissioners after the sending of this Notice and before the time of the sale). I will make due conveyance of the Property to the purchaser or purchasers by general warranty deed binding mortgagor, its successors and assigns. The Lender may cause the sale to be canceled or adjourned from time to time without further notice.

The Property will be sold to the highest bidder, subject to the reservations hereinafter stated. Unless the Lender is the highest bidder and thus the purchaser at the sale, the purchase price must be paid in cash or other immediately available funds satisfactory to the undersigned at the conclusion of the sale. The undersigned will not be liable for any finder's fees or commissions in connection with the sale.

The Lender shall have the right to bid for and purchase the Property at the sale. If the Lender is the highest bidder and thus the purchaser of the Property, it will credit the net proceeds of the sale (after deduction of all sale expenses and other sums properly charged against the sale proceeds) against the unpaid balance of the Indebtedness.

The Property shall be sold for cash, except that Lender's bid may be by credit against the Indebtedness.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NEITHER THE LENDER NOR THE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY,

DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

ACTIVE MILITARY SERVICE NOTICE

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.

EXECUTED on the 11th day of August 2026.


TRESSIE E. MCKEON

WILLIAM B. MUNSON

PETER K. MUNSON

PRINCESS D. BROWN

Trustees under the Deed of Trust

123 South Travis Street

Sherman, Texas 75090

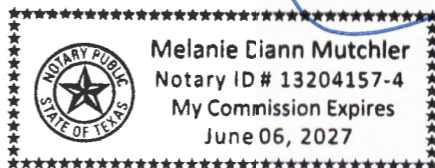
Tel. (903) 893-8161

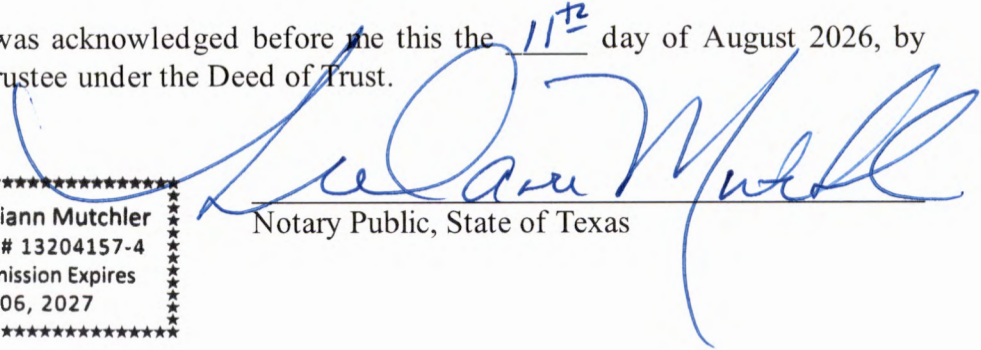
STATE OF TEXAS

§
§
§

COUNTY OF GRAYSON

This instrument was acknowledged before me this the 11th day of August 2026, by Tressie E. McKeon, as Trustee under the Deed of Trust.




Notary Public, State of Texas