

FILED FOR RECORD

APPOINTMENT OF SUBSTITUTE TRUSTEE
AND NOTICE OF SUBSTITUTE TRUSTEE SALE

25 JUN 11 PM 3:04

KIMBERLY WISE
CO. CLERK, MARION CO.

STATE OF TEXAS §
 §
COUNTY OF MARION §

BY:  DEPUTY

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AND AUTHORIZED AGENT OF THE MORTGAGEE.

Deed of Trust:

Deed of Trust Date: October 19, 2021

Original Mortgage: Gable Holdings LLC ISAOA/ATIMA

Grantor(s): Golden Estates, Inc.

Original Trustee: Trenton E. Wright, Esq.

Original Principal: \$295,000

Recording Information: Instrument No. 2389, Volume 1030, Page 637, in the official records of real property of Marion County, Texas

Current Mortgage: Gable Holdings LLC ISAOA/ATIMA

Mortgagee's Address: 2401 PGA Blvd, Suite 196-11
Palm Beach Gardens, FL 33410

Property Address: 1270 Macedonia Rd, Jefferson, Marion County, Texas 75657

Property Description: See Exhibit "A"

APPOINTMENT OF SUBSTITUTE TRUSTEE:

The Deed of Trust provides that Beneficiary may appoint a Substitute Trustee without any formality other than a designation in writing of a successor or substitute trustee, who shall at that time become vested with and succeed to all the powers and duties given to the Trustee named in the Deed of Trust, the same as if the successor or substitute trustee had been named original Trustee.

In my capacity as the attorney for the Beneficiary, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint, and designate the following as Substitute Trustees under the Deed of Trust, to act under and by virtue of the Deed of Trust, including posting and filing the



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public notice required under Section 51.002 of the Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note:

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Bradford Ireland, Jacob Stephens, or Dean Siotos any to act.

Substitute Trustees' Address: c/o Ireland McDaniel, PLLC
2520 Caroline St, 2nd Floor, Houston, TX 77004

NOTICE OF SUBSTITUTE TRUSTEE SALE:

Date of Sale: February 6, 2024

Time of Sale: 10:00 AM or no later than 3 hours thereafter

Place of Sale: The Thomas Jefferson Park, located at 114 W. Austin St., Jefferson, TX 75657 in Marion County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Marion County Commissioner's Court.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

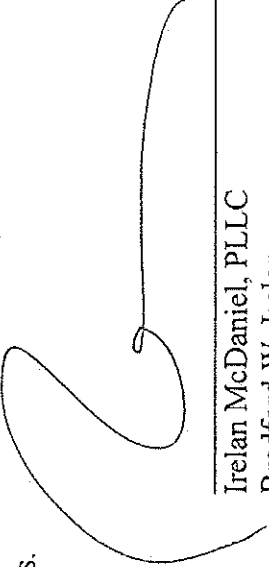
In the event a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee

or Substitute Trustee and the sole and absolute remedy shall by the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee, or its attorney(s).

The Deed of Trust permits the Mortgage to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee appointed herein need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

Pursuant to Section 51.0025 of the Texas Property Code, I am entitled to administer the foreclosure due to the fact that the Mortgagee has entered into an agreement granting Irelan McDaniel, PLLC authority to administer foreclosure proceedings.

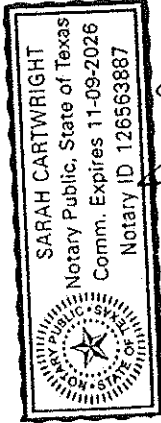
Signed this 8th day of January, 2024.




Irelan McDaniel, PLLC
Bradford W. Irelan
State Bar No. 10411550
birelan@jmtexaslaw.com
2520 Caroline St., 2nd Floor
Houston, Texas 77004
(713) 222.7666 - Telephone
(713) 222.7669 - Facsimile
ATTORNEYS FOR MORTGAGEE

THE STATE OF TEXAS §
 §
 §
COUNTY OF HARRIS §

Before me, the undersigned Notary Public, on this 8th day of January, 2024, personally appeared Bradford W. Irelan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed it for the purposes and consideration therein expressed.




Notary Public in and for the State of Texas



Posted by Robert LaMont, January 11, 2024.

EXHIBIT A
[LEGAL DESCRIPTION]

A 10.44-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE T.B. MORTON SURVEY, ABSTRACT NO. 283, MARION COUNTY, TEXAS, BEING A PART OF A 100-ACRE TRACT CONVEYED TO WILBUR COONER IN VOLUME 139, PAGE 55, DEED RECORDS OF MARION COUNTY, TEXAS, ALSO BEING ALL OF A 6.500-ACRE TRACT CONVEYED TO C.W. COONER IN VOLUME 487, PAGE 820, DEED RECORDS OF MARION COUNTY, TEXAS, SAME BEING THAT CALLED 10.440-ACRE TRACT OF LAND CONVEYED TO JAMES L ROBERTSON IN VOLUME 686 PAGE 628 OF SAID RECORDS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Note: the southerly right-of-way line of F.M. 726 was used for the bearing basis herein.

BEGINNING at a railroad spike found in the southerly right-of-way line of F.M. 726 (right-of-way varies), same being in the apparent centerline of Macedonia Road, and being the northwest corner hereof,

THENCE, N 75°18'07" E, with the southerly right-of-way line of F.M. 726 (right-of-way varies), passing a capped 1/2 inch iron rod found at a distance of 25.82 feet in the easterly right-of-way line of Macedonia Road, continuing in all for a total distance of 234.87 feet, to a concrete right-of-way monument found for an angle point hereof.

THENCE, N 75°13'43" E, continuing with the southerly right-of-way line of F.M. 726 (right-of-way varies) a distance of 437.96 feet, to a capped 1/2 inch iron rod found for an angle point hereof, THENCE, departing the southerly right-of-way line of F.M. 726 (right-of-way varies), over and across said 100-acre Tract the following 2 (two) courses and distances:

- 1) S 15°00'54" E, a distance of 227.36 feet to a capped 1/2 inch iron rod found in the north boundary line of said 6.500-acre Tract, and an angle point hereof;
- 2) N 22°14'41" E (N 22°15' E), a distance of 304.14 feet, (304.18 feet), a concrete monument in the southerly right-of-way line of F.M. 726 (right-of-way varies);

THENCE, N 73°55'57" E (N 73°58'01" E), with the southerly right-of-way line of F.M. 726 (right-of-way varies), a distance of 54.35 feet to a 1/2 inch iron rod found for the northwest corner of a 0.952-acre tract conveyed to K. Blackburn in Volume 562, Page 477, Deed Records of Marion County, Texas;

THENCE, departing the southerly right-of-way line of F.M. 726 (right-of-way varies), with the west boundary line and south boundary lines said 0.952-acre Tract, the following 3 (three) courses and distances:

- 1) S 15°18'23" E, (S 15°15'32" E), a distance of 160.57 feet (160.32 feet), to a 3/4 inch iron pipe found for the southwest corner of said 0.952-acre Tract.
- 2) N 77°23'00" E (N 77°25'45" E), a distance of 74.90 feet, to a 1/2 inch iron rod found for an angle point in the south boundary line of said 0.952-acre Tract.
- 3) N 62°34'52" E, a distance of 183.82 feet, to an angle point in the easterly boundary line hereof.

THENCE, departing the southerly south boundary lines said 0.952-acre Tract, over and across said 100-acre Tract, the following 4 (four) courses and distances:

- 1) S 13°13'52" E, a distance of 43.26 feet;
- 2) S 39°20'00" W, a distance of 97.59 feet;
- 3) S 50°40'00" E, a distance of 50.00 feet;
- 4) S 39°20'00" W, a distance of 118.05 feet to a capped 1/2 inch iron rod found in the north boundary line of said 6.500-acre Tract.

THENCE, in-part with the north, with east, south and in-part with west boundary lines of said 6.500-acre Tract, the following 4 (four) courses and distances:

- 1) N 89°39'36" E, a distance of 244.05 feet to a capped 1/2 inch iron rod found for the northeast corner of said 6.500-acre Tract.
- 2) S 00°20'26" E, a distance of 215.94 feet to a capped 1/2 inch iron rod found for the southeast corner of said 6.500-acre Tract.
- 3) S 89°39'34" W, at a distance of 1,293.62 feet passing a 1/2-inch iron rod found in the easterly right-of-way line of Macedonia Road, continuing in all for a total distance of 1311.11 feet to a railroad spike found in the apparent centerline of Macedonia Road.
- 4) N 00°20'26" W, with apparent centerline of Macedonia Road a distance of 268.49 feet to the **POINT OF BEGINNING**, having an area of 10.44-acres.