

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED FOR RECORD

MAY 14 PM 2:59

KIMBERLY WISE  
CLERK, MARION CO.

DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** MAY 13, 2024

**NOTE:** Note described as follows:

**Date:** JUNE 28, 2012  
**Maker:** HOLLISTER HOSPITALITY, LLC  
**Payee:** SUNFLOWER BANK, N.A. SUCCESSOR-BY-MERGER TO FIRST COMMUNITY BANK, N.A.  
**Original Principal Amount:** \$1,550,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** JUNE 28, 2012  
**Grantor:** HOLLISTER HOSPITALITY, LLC  
**Trustee:** DOUGLAS J. HARKER  
**Beneficiary:** SUNFLOWER BANK, N.A. SUCCESSOR-BY-MERGER TO FIRST COMMUNITY BANK, N.A.  
**Recorded:** DOCUMENT NO. 1794 (Vol. 839, Pg. 724), Real Property Records, **MARION County, Texas**

**LENDER:** SUNFLOWER BANK, N.A. SUCCESSOR-BY-MERGER TO FIRST COMMUNITY BANK, N.A.

**BORROWER:** HOLLISTER HOSPITALITY, LLC

**PROPERTY:** The property described as follows:

THE REAL PROPERTY LOCATED IN MARION COUNTY, TEXAS, AS

DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

**SUBSTITUTE TRUSTEE:** ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID GARVIN, KELLY GODDARD

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

JUNE 4, 2024, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In MARION County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful

bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### APPOINTMENT OF SUBSTITUTE TRUSTEE

**DEED OF TRUST:** Deed of Trust described as follows:

Date: JUNE 28, 2012  
Grantor: HOLLISTER HOSPITALITY, LLC  
Trustee: DOUGLAS J. HARKER  
Beneficiary: SUNFLOWER BANK, N.A. SUCCESSOR-BY-MERGER TO FIRST COMMUNITY BANK, N.A.  
Recorded: DOCUMENT NO. 1794 (Vol. 839, Pg. 724), Real Property Records, MARION County, Texas

**PROPERTY:** The property described as follows:

THE REAL PROPERTY LOCATED IN MARION COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

**SUBSTITUTE TRUSTEE:** ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID GARVIN, KELLY GODDARD

Substitute Trustee's Mailing Address:  
c/o 3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **MAY 13, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

By: \_\_\_\_\_



Name: Michael P. Menton, Attorney for  
SUNFLOWER BANK, N.A. SUCCESSOR-  
BY-MERGER TO FIRST COMMUNITY  
BANK, N.A.

**Notice of Sale executed by:**



Name: Cheryl LaMont, May 14, 2024

Substitute Trustee

Exhibit "A"

That certain 2.04 acre tract of land situated in part of Lots 1, 2, 3, 4, 9, all of Lots 10, 11, 12, Block 32; part of Lots 4, 5, 6, 11, all of Lots 7, 8, 9, 10, Block 33; part of Baker Street, a 12.00 foot Alley Addition, City of Jefferson, Stephen Smith Survey, A-343, Madison County, Texas, and being a tract recorded in Vol. 611, Pg. 428 of the Deed Records Madison County, Texas said 2.04 acres of land being more particularly described by metes and bounds as follows: (Beating Bats; Deed Record: 611/428)

Beginning at a 1/2" iron rod set in the North right-of-way of Baker Street and West right-of-way of Owens Street same being the Southeast corner of Lot 7, Block 33;

Thence: S 00° 07' 10" W along the West right-of-way of Owens Street, 251.96 feet to a 1/2" iron rod found for the Southeast corner of this tract;

Thence: S 89° 44' 34" W, 186.48 feet to a 1/2" iron rod found in the East right-of-way of U.S. Highway No. 59 (Walcott Street) for the Southwest corner of this tract;

Thence: N 00° 19' 54" E along the East right-of-way of U.S. Highway No. 59 (Walcott Street), 261.55 feet to a Type I right-of-way monument found for an "angle" corner of this tract;

Thence: N 07° 30' 05" W along the East right-of-way of U.S. Highway No. 59 (Walcott Street), 156.84 feet to a 1/2" iron rod found for the Northwest corner of this tract;

Thence: N 89° 58' 17" E along the South line of Lot 3, Block 33, 50.65 feet to a 1/2" iron rod found for an "L" corner of this tract;

Thence: N 00° 06' 11" E along the East line of Lots 3, 2, Block 33, 69.89 feet to a 1/2" iron rod found for an "L" corner of this tract;

Thence: N 89° 09' 34" E, 155.69 feet to a 1/2" iron rod set in the West right-of-way of Owens Street for the Northeast corner of this tract;

Thence: S 00° 07' 10" W along the West right-of-way of Owens Street, 255.89 feet to the Point of Beginning, consisting 2.04 acres of land, more or less, in 1904

on which was conveyed with said plat when same was sold to said land, and for and in behoof of the said BUYER: HOLLISTER HOSPITALITY, L.L.C. BY: Amar H. Patel, Manager

Heena A. Patel  
By Heena A. Patel, Manager