

NOTICE OF FORECLOSURE SALE

January 13, 2026

RE: 205 N. Bridge Street, Jefferson, Texas 75657

DEED OF TRUST

DATED: May 14, 2025

TRUSTEE: Bobby Lamb  
SH 5 Lake Cherokee  
Henderson, Texas 75652

GRANTORS: Donald Louis Foxworthy & Cynthia Morrison

LENDER: MVM Investments, LLC

RECORDED IN: Volume 825, Page 1099, Official Records of  
Marion County, Texas

TRANSFER: \$109,500.00 note and lien assigned to MVM In-  
vestments, LLC by Transfer of Note and Lien,  
dated June 19, 2025, recorded in Volume 1101,  
Page 550

PROP. ADDRESS: 205 N. Bridge Street  
Jefferson, Texas 75657

LEGAL DESCRIP.:

All that certain 0.083-acre lot, tract, or parcel of land situated in the S. Smith Survey, Marion County, Texas, and being part of that certain tract of land conveyed to Charlie Coats *et ux*, and recorded in Volume 612, Page 696, of the Deed Records, Marion County, Texas, same being part lot 3 block 97 Alley Addition an unrecorded subdivision, said 0.083-acres being more fully described as follows:

NOTE: the north margin of East Elizabeth was used for the bearing basis herein.

BEGINNING at a capped and inscribed (MSM SURVEYING & MAPPING) ½-inch iron rod set in the west margin of North Bridge Street, and being N 02°05'27" E a distance of 77.49 feet from the north margin of East Elizabeth;

THENCE N 87°54'19" W a distance of 50.00 feet to a capped and inscribed (MSM SURVEYING & MAPPING) ½-inch iron rod set in the east line of a tract of land conveyed to Robert Keith in Volume 701 Page 292 of said Records;

THENCE N 02°05'31" E with the east line of said tract of land conveyed to Robert Keith a distance of 72.50 feet to a capped and inscribed (MSM SURVEYING & MAPPING) ½-inch iron rod set

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KIMBERLY WISE  
CO. CLERK, MARION CO.  
BY ASIBERT DEPUTY

in the south line of a tract of land conveyed to Martha Humphries in Volume 621 Page 293 of said Records;

THENCE S 87°54'46" E a distance of 50.00 feet to capped and inscribed (MSM SURVEYING & MAPPING) ½-inch iron rod set in the west margin of North Bridge Street;

THENCE S 02°05'34" W with the west margin of North Bridge Street a distance of 72.51 feet to the POINT OF BEGINNING having an area of 0.083 acres.

SECURES: promissory note, dated May 14, 2025, with original principal amount of \$109,500.00

PROMISSORY NOTE

DATED: May 14, 2025

ORG. PRINCIPAL: \$109,500.00

MAKERS: Donald Louis Foxworthy & Cynthia Morrison

HOLDER: MVM Investments, LLC

PROPERTY: All real property and improvements as described in and mortgaged in the deed of trust, including all rights and appurtenances thereto.

SALE LOCATION: the county courthouse in Marion County, Texas

SALE DATE: February 3, 2026

SALE TIME: The public auction of the foreclosure sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time. The earliest time the sale will begin is 10:00 a.m. or within 3 hours from that time.

TERMS OF SALE:

This public foreclosure sale will sell all property "AS-IS" at a public auction to the highest cash bidder, with the exception of the lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the deed of trust.

Due to the default in payment of the note and in performance of the obligations under the terms of the deed of trust, the lender directed the substitute trustee to administer the trust provisions.

The above-described deed of trust encumbers real property. This document constitutes formal notice by the lender to foreclose and sell the property, as described in lender's right and remedies under the deed of trust and in accordance with the terms of § 9.604(a) of the Texas Business and Commerce Code and the deed of trust.

Notice is hereby given that the foreclosure sale will commence at the sale location, sale date, and sale time indicated above. At that time, the substitute trustee will direct the sale of the property described in the deed of trust in the manner allowed by the deed of trust and applicable Texas law.

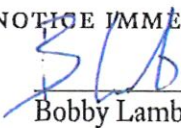
If there is any postponement or rescheduling of the foreclosure sale, additional notice will be reposted and refiled in accordance with the terms of the deed of trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the deed of trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the deed of trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the deed of trust for further assurances.

Pursuant to § 51.009 of the Texas Property Code, this property will be sold "AS-IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the deed of trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to § 51.0075(a) of the Texas Property Code, the substitute trustee will establish conditions for the foreclosure sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the foreclosure sale.

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.

  
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Bobby Lamb  
TRUSTEE