

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

26 MAY -7 PM 2:17

KIMBERLY WISE  
CO. CLERK, MARION CO.

BY \_\_\_\_\_ DEPUTY

DATE: May 6<sup>th</sup>, 2026

DEED OF TRUST:

DATE: September 28, 2022  
 GRANTOR: Amanda C. Racine and Harshesh B. Patel  
 GRANTOR'S COUNTY: Marion County, Texas, and Morris County, Texas  
 BENEFICIARY: Boyce Whatley  
 TRUSTEE: Amanda Whatley Lafferty  
 SUBSTITUTE TRUSTEE: Patricia H. Florence  
 SUBSTITUTE TRUSTEE'S ADDRESS: 104 East Hoyt Dr., Longview, Tx 75601  
 P.O. Box 1471, Longview, Tx 75606  
 RECORDING INFORMATION: Volume 1051, Page 306, Official Public Records,  
 Marion County, Texas; Correction Instrument  
 recorded in Volume 1117, Page 51, Official Public  
 Records, Marion County, Texas

PROPERTY: 708 Lynn Street, Jefferson, Texas

ALL THAT CERTAIN 0.28 ACRE TRACT OF LAND IN THE CITY OF JEFFERSON, THE ALLEN URQUHART SURVEY, ABSTRACT 378, MARION COUNTY, TEXAS. BEING A PORTION OF LOT 5, ALL OF LOT 6, AND A PORTION OF LOT 7, BLOCK 13, OF THE KNIGHT & BENNETT SUBDIVISION AS SHOWN ON A PLAT RECORDED IN CABINET A, SLIDE 65, MARION COUNTY PLAT RECORDS. SAID 0.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" RE-BAR WITH CAP SET ON THE SOUTH MARGIN OF LYNN STREET AND THE NORTH LINE OF THE SAID LOT 5 FOR THE NORTHWEST CORNER OF THIS TRACT, A 1/2" BOLT FOUND FOR THE SOUTHWEST CORNER OF BLOCK 2 LIES, S 89° 53' 33" W. 219.26 FT. AND N 00° 00' 00" W, 50.12 FT.;

THENCE N 89° 53' 33" E (BEARING BASED ON THE MONUMENTED SOUTH LINE OF BLOCK 13 OF THE KNIGHT & BENNETT SUBDIVISION AS SHOWN ON A PLAT RECORDED IN CABINET A, SLIDE 65, MARION COUNTY PLAT RECORDS), PASSING A 1/2" RE-BAR FOUND AT 0.70 FT. AND CONTINUING IN ALL A DISTANCE OF 98.77 FT. TO A CHAIN-LINK FENCE CORNER ON THE NORTH LINE OF LOT 7 FOR THE NORTHEAST CORNER OF THIS TRACT, A 5/8" RE-BAR FOUND LIES, N 89° 53' 33" W, 1.95 FT.;

THENCE S 00° 51' 14" W. ALONG A CHAIN-LINK FENCE 125.17 FT. TO A 1/2" RE-BAR WITH CAP SET ON THE SOUTH LINE OF THE SAID LOT 7 FOR THE SOUTHEAST CORNER OF THIS TRACT, A 5/8" RE-BAR FOUND LIES. N 90° 00' 00" E, 3.76 FT.;

THENCE N 90° 00' 00" W, ALONG THE SOUTH LINE OF THE SAID BLOCK 13 PASSING A 1/2" RE-BAR FOUND AT 96.22 FT. AND CONTINUING IN ALL A DISTANCE OF 99.21 FT. TO A 1/2" RE-BAR WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01° 03' 26" E. ALONG A CHAIN-LINK FENCE, 124.99 FT. TO THE PLACE OF BEGINNING CONTAINING 0.28 ACRES OF LAND, MORE OR LESS.

**NOTE:**

**DATE:** September 28, 2022  
**AMOUNT:** \$144,900.00  
**DEBTOR:** Amanda C. Racine and Harshesh B. Patel  
**HOLDER:** Boyce Whatley  
**DATE OF SALE OF PROPERTY:** June 2, 2026  
**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.  
**PLACE OF SALE OF PROPERTY:** 114 West Austin Street, Thomas Jefferson Park,  
Marion County, Jefferson, Texas

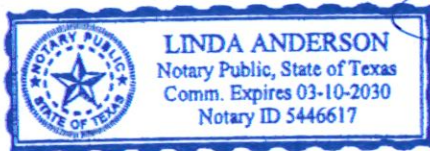
Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

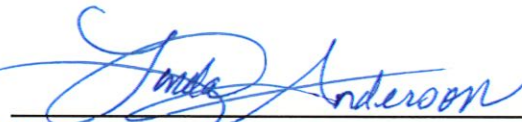
  
Patricia H. Florence

STATE OF TEXAS §

COUNTY OF GREGG §

This instrument was acknowledged before me this 16<sup>th</sup> day of May, 2026, by Patricia H. Florence.



  
Notary Public - State of Texas  
My Commission Expires: