

NOTICE OF FORECLOSURE SALE

September 15, 2025

Property:

All that certain lot or parcel of land being a part of the James Shandoin and Bailey Anderson Surveys of Panola County, Texas, Being 0.85 acres by survey and being the residue of a called 1.08 acres tract conveyed to Charles and Maxine Robinette in a deed recorded in Volume 969 Page 408 deed records of Panola County, Texas and being more particularly set out in Exhibit "A" attached hereto.

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: August 29, 2019

Trustee: Patty P. Huddleston
5414 Rosborough Springs Rd.
Marshall, Texas, 75672

Substitute Trustee: J. Ken Muckelroy
108 Foster St.
Center, Texas, 75935

FILED FOR RECORD
IN MY OFFICE
AT 2:45 O'CLOCK P M

SEP 15 2025

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature] DEPUTY

Grantors: JOE BAILEY PRYOR and BARBARA STRAIN PRYOR

Mortgagee: WILLIAM J. HUDDLESTON (hereafter "Lender")

Recording Information: Volume 2044, Page 677 of the Real Property Records of Panola County, Texas.

Property Address: 10822 US Hwy 79 N, DeBerry, Texas 75639

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: August 29, 2019

Original Principal Amount: \$84,800.00

Makers: JOE BAILEY PRYOR and BARBARA STRAIN PRYOR

Lender: WILLIAM J. HUDDLESTON

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: Panola County Courthouse in Carthage, Texas, at the following location: Courthouse steps on the East Side of the Panola County Courthouse situated on 110 S. Sycamore Street, Carthage, Texas 75633

Sale Date: October 7, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 a.m., or within three hours from that time.

Terms of the 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 Section 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

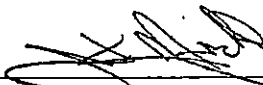
should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 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 Section 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.

THIS DOCUMENT ASSIGNS J. KEN MUCKELROY AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



J. Ken Muckelroy, Substitute Trustee

EXHIBIT "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING A PART OF THE JAMES SHANDOIN SURVEY, A-595 AND THE BAILEY ANDERSON SURVEY, A-24 PANOLA COUNTY, TEXAS, BEING 0.85 ACRES BY THIS SURVEY AND BEING THE RESIDUE OF A CALLED 1.08 ACRE TRACT CONVEYED TO CHARLES E. ROBINETTE AND WIFE, MAXINE M. ROBINETTE IN A DEED RECORDED IN VOLUME 969 PAGE 408 OF THE DEED RECORDS OF PANOLA COUNTY TEXAS SAID 0.85 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.85 ACRES, THIS POINT BEING 65 FEET FROM AND PERPENDICULAR TO THE CENTER OF U.S. HIGHWAY NO. 79 AND BEING THE NORTHWEST CORNER OF A CALLED 0.923 ACRE TRACT CONVEYED TO CARL M. TREE AND WIFE, HELYN TREE (VOL 971, PG 633) SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A STRIP CONVEYED TO THE STATE OF TEXAS AS ROW IN VOLUME 467, PG 216;

THENCE SOUTH 01° 41' 14" EAST (BEING THE BASIS OF BEARING FOR THIS SURVEY) FOR A DISTANCE OF 250.50 FEET TO A 2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 0.85 ACRES AND BEING THE SOUTHWEST CORNER OF SAID 0.923 ACRES, THIS POINT BEING ON THE NORTH LINE OF A CALLED 5.39 ACRE TRACT CONVEYED TO JACK TILLMAN JONES AND WIFE, LINDA JONES (VOL 488, PG 773);

THENCE SOUTH 78° 50' 21" WEST FOR A DISTANCE OF 158.61 FEET ALONG A FENCE LINE TO A 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 0.85 ACRES AND BEING THE NORTHWEST CORNER OF SAID 5.39 ACRES ALSO BEING ON THE EAST LINE OF A CALLED 3 1/6 ACRE TRACT CONVEYED TO JAKE JACKSON WALKER (VOL 911, PG 649);

THENCE NORTH 00° 10' 59" WEST ALONG A FENCE LINE FOR A DISTANCE OF 229.80 FEET TO A ½" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.85 ACRES AND BEING THE NORTHEAST CORNER OF SAID 3 1/6 ACRES. THIS POINT BEING AT THE SOUTHWEST CORNER OF THE STATE OF TEXAS ROW STRIP (VOL 487 PAGE 217) THIS POINT BEING 65 FEET FROM AND PERPENDICULAR TO THE CENTER OF U.S. HIGHWAY NO 79;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1397.40 FEET AND AN ARC LENGTH OF 157.63 FEET BEING SUBTENDED BY CHORD OF NORTH 71° 00' 08" EAST FOR A DISTANCE OF 157.55 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.85 ACRES OF LAND MORE OR LESS.