

NOTICE OF 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.

1. *Property to Be Sold.* The property to be sold is described as follows: See Attached Exhibit A

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated August 29, 2024, and recorded in Document 2024-007531 real property records of Van Zandt County, Texas.

3. *Date, Time, and Place of Sale.*

Date: 09/02/2025 Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Van Zandt County Courthouse, Texas at the following location: 121 Dallas Street Canton Texas 75103 at the location designated by the county commissioner.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

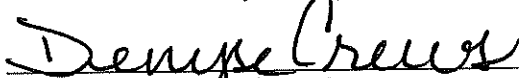
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Baltazar Marquez Perez and Alejandra Marquez as Grantor and Request Funding, LLC 80% & JAM Home Solutions, LLC 20% as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$159,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments, and extensions of the note. Request Funding, LLC 80% & JAM Home Solutions, LLC 20% is the current mortgagee of the note and deed of trust

Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 4th day of August 2025.


Denyse Crews Substitute Trustee

c/o Request Funding, LLC 80% & JAM Home Solutions, LLC 20%
9129 Belshire Dr. #100, North Richland Hills, TX 76182

FILE FOR RECORD

AUG 04 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being a portion of Lot 8, DEER PARK ESTATES SUBDIVISION, according to the map or plat thereof, recorded in GLIDE 194-B, Plat Records, Van Zandt County, Texas and being a tract of land described in deed to Bonnie E. Green, by deed recorded in Volume 1166, Page 699, Deed Records, Van Zandt County Records, (D.R.V.Z.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch iron rod found for corner, said point being a VZ County Road 4218 and being in the West line of a tract of land described in deed to Nola Tobias Casey and David Hedgepath, by deed recorded in Instrument Number 2016-001751, (D.R.V.Z.C.T.) and being in the Northeast corner of a tract of land described in deed to Delmer Matthew Wright, by deed recorded in Instrument Number 2014-2175, (D.R.V.Z.C.T.) and being at the Southeast corner of that tract herein described;

Thence North 40°44'45" West a distance of 391.87 feet to a point for corner, said point being at the South corner of a tract of land described in deed to Frederick J. Carr, by deed recorded in Volume 1857, Page 116, (D.R.V.Z.C.T.);

Thence North 31°53'59" East, a distance of 455.38 feet to a 1/2 inch iron rod found for corner, said point being in the West line of a tract of land described in deed to Annex Management Group, LLC, by deed recorded in Volume 32, Page 223, (D.R.V.Z.C.T.);

Thence South 01°16'07" East, a distance of 683.66 feet to the Place of Beginning and Containing 85,164 square feet or 1.96 acres of land.