

NOTICE OF TRUSTEE'S SALE

FILE FOR RECORD

MAY 13 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

STATE OF TEXAS §
COUNTY OF VAN ZANDT §

That notice is hereby given of a public non-judicial foreclosure sale.

1. **PROPERTY TO BE SOLD.** The property to be sold is more particularly described as:

Lots Three (3), Eleven (11), Seventeen (17), Twenty-One (21), Twenty-Nine (29), and Forty-One (41), of THE SEASONS PHASE 1, an addition in Van Zandt County, Texas, according to the map or plat thereof recorded in Glide No. 401B of the Plat Records of Van Zandt County, Texas.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust (herein defined) to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

2. **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date, time and place:

DATE: **June 3, 2025**

TIME: The sale shall commence at a time no earlier than 10:00 a.m. or within three (3) hours thereafter.

PLACE: at public venue in the area designated by the Van Zandt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the area immediately adjacent to the location where this Notice of Trustee's Sale was posted.

The Deed of Trust permits the Beneficiary described therein to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

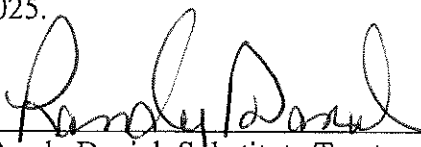
4. **TYPE OF SALE.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by **WJH INVESTMENT COMPANIES, INC.**, dated September 5, 2023, filed September 7, 2023, recorded in the Real Property Records of the Van Zandt County, Texas, in **Clerk's Instrument No. 2023-008474** (the "Deed of Trust").
5. **OBLIGATIONS SECURED.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but not limited to the Real Estate Lien Note in the original principal sum of \$1,400,000.00 executed by WJH Investment Companies, Inc. and payable to the order of Lloyd & Harry, LLC. Lloyd & Harry, LLC is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

As of May 7, 2025, there was owed \$1,234,510.22 on the Note in principal, interest, late fees, and default interest, plus additional amounts for collection and attorneys' fees. The Note is bearing interest at the rate of 18 percent per annum thereafter. An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

LLOYD & HARRY, LLC
3105 Bryn Mawr Drive
Dallas, Texas 75225

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED this the 10 day of May, 2025.



Randy Daniel, Substitute Trustee