

Willard Hancock, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED FOR RECORD

DEC 17 2024

Amber Shoulders

Justin Shoulders

115 Fawn Trail Mabank TX 75156

Sent via first class mail and CMRR # 9489 0178 9820 3031 7787 83 on 12.17.2024

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

Amber Shoulders

Justin Shoulders

7740 CR 2829, Mabank, TX 75156

Sent via first class mail and CMRR # 9489 0178 9820 3031 7788 06 on 12.17.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Amber Shoulders and Justin Shoulders executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Henderson County, Texas and is recorded under Clerk's File/Instrument Number 2022-00020291, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7<sup>th</sup> day of January, 2025

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Henderson 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract or parcel of land situated in the J. V. MICHELLI SURVEY, A-485, Henderson County, Texas and being a portion of a certain 42.0 acre tract described as

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

A handwritten signature in black ink, appearing to read "Ian Ghrist". The signature is fluid and cursive, with the first name "Ian" and last name "Ghrist" clearly distinguishable.

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Ian Ghrist, Richard Ramsey, Catherine Chesley  
Goodgion, Peggy Zurcher  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136