

Notice of Foreclosure Sale

(Trustee Sale)

Date : May 15th, 2026

FILED FOR RECORD

2026 MAY 20 AM 10:58

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT

Deed of Trust Information:

Date: September 6th, 2025

BY _____ DEPUTY

GRANTOR: JAMES A. JEFFRIES

BENEFICIARY: WIEMAN LAND COMPANY, a Texas Corporation

TRUSTEE: ALAN A. GHAEMMAGHAMI

Original Principle: Thirty-Nine Thousand Two Hundred Eighty-Five and 00/100 Dollars (\$39,285.00)

RECORDING INFORMATION : Instrument 2025-008534

PROPERTY COUNTY: VAN ZANDT

PROPERTY ADDRESS: SUBDIVISION RICHARDSONS 2 ADDN Lot 1 & 2 Block 31

PROPERTY:

Being All of Lots One (1) and Part of Lot Two (2), Block 31, of Richardson's Second Subdivision of Grand Saline, a Town situated in Van Zandt County, Texas, and being that property more particularly described in the certain Warranty Deed with Vendor's Lien dated May 16th, 2014, from Manuel E. Maes to Heleudad Lopez and Laura Garcia, recorded as Document Number 2014-003785 in the Official Records of Van Zandt County, Texas . The Property particularly described by fieldnotes recorded in said Deed and the same upon Exhibit "A" attached hereto

SALE INFORMATION:

Date of Sale: Tuesday, August 4th , 2026

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$40,709.31, by Wieman Land Company

Place of Sale: The Steps of the North entrance of the Van Zandt County Courthouse, 121 East Dallas Street, Canton Texas.

or if the preceding area is no longer in the designated area, at the area most recently designated by the Van Zandt County Commissioner's Court.

Trustee: Alan A. Ghaemmaghmi, as rights and privileges addressed in DEED OF TRUST

Trustee's Address: 4008 Snow Creek Drive Aledo, Texas 76008

*For Sale Info email:alan@wiemanlandco.com

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due

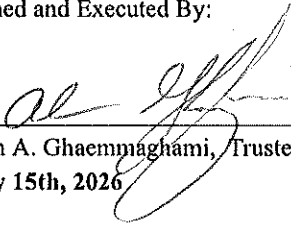
Please Return to
Wieman Land Company
4008 Snow Creek Drive
Aledo, Tx 76008

and payable; and NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Alan A. Ghaemmaghami as Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice or within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien or the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

Signed and Executed By:



Alan A. Ghaemmaghami, Trustee
May 15th, 2026

EXHIBIT "A"

From Instrument Number 2014-003785, of the Official Records of Van Zandt County, Texas

FIRST TRACT: All that certain lot, tract or parcel of land in the SAM BELL SURVEY, Abstract No. 46, in Van Zandt County, Texas, being a part of Lots One (1) and Two (2) in Block Thirty-One (31) of RICHARDSON'S SECOND ADDITION to the town of Grand Saline, according to map of same, being the same land described in deed from Mabel A. Williams to Billie McLain, Hope Griffin and Faith Isham, dated May 30, 1974, recorded in Volume 817, page 131, Deed Records of Van Zandt County, Texas, and described as follows:

BEGINNING at the Southwest corner of Lot One, same being the intersection of Green and Hill Street;

THENCE North with the West boundary line of Lot One, 65 feet, to Southwest corner of the L. R. and Billie McLain lot;

THENCE East with the South boundary line of said McLain lot 75 feet to its Southeast corner in center of Lot Two;

THENCE South with the center of Lot Two, 65 feet to South boundary line of said lot on North boundary line of Hill Street;

THENCE West with the North boundary line of Hill Street 75 feet to the

SECOND TRACT: All that certain lot, tract or parcel of land in the SAM BELL SURVEY, Abstract No. 46, in Van Zandt County, Texas, and being a part of Lots One (1) and Two (2) in Block Thirty-One (31) of RICHARDSON'S SECOND ADDITION to the town of Grand Saline, according to map of same, being the same land described in deed from Mabel A. Williams to L. R. McLain and wife, Billie McLain, dated May 30, 1974, recorded in Volume 817, page 301, Deed Records of Van Zandt County, Texas, and described as follows:

BEGINNING at the Northwest corner of Lot One on the East boundary line of Green Street;

THENCE East with the North boundary line of Lot One and Lot Two at 75 feet to the center of Lot Two;

THENCE South with the center line of Lot Two at 75 feet;

THENCE West at 75 feet to the West boundary line of Lot One, on the East boundary line of Green Street;

THENCE North with the West boundary line of Lot One at 75 feet to the place of beginning.