

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Auction.com, LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX05000059-25-1

APN 129745 / A0904-0050-0000-55
FKA 42574

TO No 250361953-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 1, 2022, DJUNA FULKS, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HIGHLANDS RESIDENTIAL MORTGAGE, LTD., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$300,000.00, payable to the order of Greenway Mortgage Funding Corporation as current Beneficiary, which Deed of Trust recorded on July 1, 2022 as Document No. 195194-2022 in Lamar County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Auction.com, LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Greenway Mortgage Funding Corporation**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 16 DAY OF Oct, 25.

TS No TX05000059-25-1

APN 129745 / A0904-0050-0000-55

TO No 250361953-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN ^{EKA 42574} that on **Tuesday, December 2, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Lamar County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Lamar County Courthouse, 119 North Main, Paris, TX 75460, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Greenway Mortgage Funding Corporation's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Greenway Mortgage Funding Corporation's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 13th day of October, 2025.


By: Joshua Sanders on behalf of Auction.com, LLC
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

All that certain tract or parcel of land situated about 13.5 miles North 74° East from the City of Paris, in Lamar County, Texas; part of the J.M. Steiner Survey, Abstract No. 904, and being part of a called 81.19 acre tract of land described in a Deed to Kelly Boys Inc., as recorded in Document 192247-2022 of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

Beginning at a 1/2" iron pin (found) for a corner in a Northwest Line of County Road 44800, same being in an angle point of said 81.19 acre tract, and same also being the Northeast corner of a called 11.794 acre tract of land described in a Deed to Mark David McClain, as recorded in Document 110237-2013 of the Official Public Records of Lamar County;

Thence N 42° 54' 42" W over said 81.19 acre tract, a distance of 31.60', to a 2 3/8" metal post (found) in an angle point within said 81.19 acre tract;

Thence N 28° 02' 33" W over said 81.19 acre tract, a distance of 481.03', to a 2 3/8" metal post (found) for a corner within said 81.19 acre tract;

Thence S 89° 16' 00" E over said 81.19 acre tract, a distance of 371.86', to a 2 3/8" metal post (found) for a corner within said 81.19 acre tract;

Thence S 00° 51' 19" E over said 81.19 acre tract, a distance of 417.39', to a 2 3/8" metal post (found) for a corner in a North Line of said County Road, same being in a South Line of said 81.19 acre tract;

Thence S 89° 12' 18" W with a South Line of said 81.19 acre tract and with a North Line of said County Road, a distance of 38.93', to a 1/2" iron pin (found) in an angle point;

Thence S 78° 00' 14" W with a South Line of said 81.19 acre tract and with a North Line of said County Road, a distance of 65.67', to a 1/2" iron pin (found) in an angle point;

Thence S 67° 16' 18" W with a South Line of said 81.19 acre tract and with a North Line of said County Road, a distance of 29.53', to the *Place of Beginning* and containing 2.55 acres of land.

The bearings recited herein are based upon the Deed call of a South Line of said 81.19 acre tract, being S 78° 00' 14" W. I, Wendell Moore, RPLS #5723, hereby certify that this survey was made on the ground by me or under my direct supervision with field notes completed April 07, 2022 and shown accurately and correctly here and on the attached plat, and the locations of all easements, row's, setback lines, and other matters affecting the subject property (whether of record or not), which are visible or which I have been advised, are shown or noted. Except as noted, there are no visible encroachments, protrusions, or conflicts.

April 07, 2022


Wendell J. Moore
Registered Professional
Land Surveyor No. 5723

