

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

COUNTY OF JONES

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KNOW ALL MEN BY THESE PRESENTS

You, Cynthia McMillion, are hereby notified that on Tuesday, July 1, 2025, between the hours of 10:00 A.M. and 1:00 P.M. (CST) or 1:00 P.M. and 4:00 P.M. (CST) at the Jones County Courthouse's South entrance (or as designated by the Jones County Commissioner's office or as designated by the Jones County Commissioners Court) located at 100 Courthouse Square, Jones County, Anson, Texas 79501, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described as Lot 4, Block A, Section 2, Fort Phantom Hill, City of Abilene, Jones County, Texas, according to the map or plat thereof recorded in Slide 353, Plat Records, Jones County, Texas (the "Real Property"). The earliest time that the sale will begin is 10:00 A.M.

This sale will be made to satisfy the debt evidenced by the Promissory Note dated June 16, 2022, in the original principal sum of \$150,000.00, executed by you as Maker to N.E. Interests, Ltd. as Payee, which was amended and restated on October 27, 2023, and is now payable to the order of Feras Moussa as Payee and is secured by and pursuant to the power of sale conferred in the Deed of Trust dated June 16, 2022 (the "Deed of Trust"). The Deed of Trust was executed by you as Grantor to Robert E. Morrison as Trustee for the benefit of N.E. Interests, Ltd. and now Feras Moussa (the "Beneficiary") and was recorded in Instrument No. 2023-230105 of the Official Public Records of Jones County, Texas.

The Beneficiary has appointed and substituted me, the undersigned Nicholas E. Arrott II, or James Decker as Substitute Trustee under the Deed of Trust by a written Appointment of a Substitute Trustee, which is recorded in the Official Public Records of Jones County, Texas. As Substitute Trustee, James Decker or I are vested with and succeed to all the powers and duties given to the original Trustee. Thus, the Beneficiary has requested me, the undersigned Substitute Trustee, or James Decker to enforce this trust by selling the Real Property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe Feras Moussa the sum of \$176,143.75. If you do not pay Feras Moussa this amount, then the Real Property will be sold to satisfy the debt. Your debt has been accelerated because you failed to cure your default under this note as was requested in the Notice of Intent to Accelerate sent to you on April 30, 2025; specifically, you failed to pay the total delinquency amounting to \$176,143.75 on or before June 9, 2025.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED NOTICE

DATE 06-10-25 **TIME** 3:05pm

Nicholas E. Arrott II
JONES COUNTY CLERK, JONES CO., TX

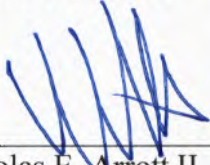
BY:

Chris L. Loxton

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Executed on this the 10th day of JUNE, 2025.

Substitute Trustee:



Nicholas E. Arrott II, Attorney
Shahan Decker & Arrott PLLC
2 Village Drive, Suite 101
Abilene, Texas 79606

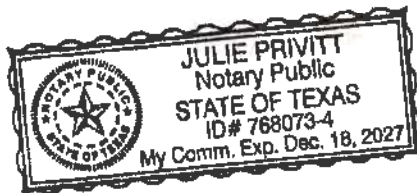
ACKNOWLEDGEMENT

THE STATE OF TEXAS

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COUNTY OF TAYLOR

This instrument was acknowledged before me on the 10th day of JUNE, 2025, by Nicholas E. Arrott II, in the capacities so stated herein.




NOTARY PUBLIC, State of Texas