

#113
#90

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF HILL

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DATE: September 12, 2025

NOTE: Promissory Note(s) described as follows:

Date: May 28, 2020

Maker: Conrad M. Jackson II, Individually and as the Managing Member of C M Jackson Enterprises LLC

Original Payee: Archetype Investments LLC-Series L, a Texas Series Limited Liability Company

Original Principal Amount: \$85,000.00

DEED OF TRUST: Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: May 28, 2020

Grantor: C M Jackson Enterprises LLC, a Texas Limited Liability Company

Original Trustee: James L. Williams, Jr., Attorney at Law

Original Beneficiary: Archetype Investments LLC-Series L, a Texas Series Limited Liability Company

Recorded: Deed of Trust recorded under Instrument #00112632 in the Real Property Records of Hill County, Texas

LENDER: Archetype Investments LLC-Series L, a Texas Series Limited Liability Company

BORROWER: Conrad M. Jackson II, Individually and as the Managing Member of C M Jackson Enterprises LLC, a Texas Limited Liability Company

PROPERTY: The real property described in the attached Exhibit "A," together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE(S): Sherri Gallant, Sierra Procita, Malinda Wilson, David Wilson, Jennifer Gibson, and Jared Wilson

Substitute Trustee's Mailing Address:

P.O. Box 2396

Burleson, TX 76097

FILED
NICOLE TAMMER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 SEP 12 PM 12:22

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

October 7, 2025, the first Tuesday of the month, to commence at 10 am, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill County, Texas.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

SUBSTITUTE TRUSTEE:

David Wilson

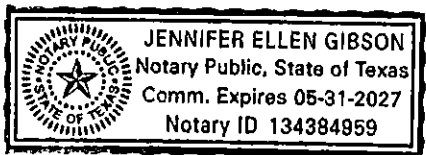
David Wilson

STATE OF TEXAS

COUNTY OF *tarrant*

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This instrument was acknowledged before me on this the 12th day of September, 2025, by David Wilson as Substitute Trustee.



Jennifer Ellen Gibson
Notary Public in and for the State of Texas

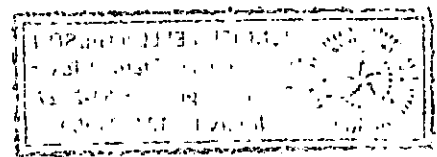


Exhibit A

All that certain lot, tract or parcel of land being a part of Lot One (1) of the Switzer Addition to the City of Itasca, Hill County, Texas, according to the plat recorded in Slide AB-201-1 of the Official Plat Records of Hill County Texas. Said land is all that certain "Tract 7" described in an Exchange Deed from Ruth M. Reece to Paul A. Reece recorded in Volume 1321, Page 581 of the Official Public Records of Hill County Texas, more particularly described as follows:

BEGINNING at ½" iron rod set at the intersection of the north line of East Main Street/F.M. Highway 66 with the east line of North Files Street for the southwest corner of said Lot 1 and for the southwest corner of this;

THENCE with the east line of North Files Street, N30 degrees 00' 00" W 115.25 feet to a ½" iron rod set for the northwest corner of said Lot 1 and for the northwest corner of this, said rod being S30 degrees 00' 00" E 115.25 feet from a ½" iron rod found for the northwest corner of said Switzer Addition;

THENCE with the north line of said Lot 1 and with the south line of that certain tract described in a deed to Kenneth R. Upton, Jr., recorded in Volume 1431, Page 215 of the Official Public Records of Hill County Texas, N60 degrees 00' 00" E 80.00 feet to a ½" iron rod set for the northwest corner of that certain

tract described in a deed to Lloyd A. McCoy recorded in Volume 719, Page 627 of the Deed Records of Hill County Texas and for the northeast corner of this;

THENCE S28 degrees 30' 32" E 115.29 feet to a ½" iron rod set in the south line of said Lot 1 and in the north line of East Main Street for the occupied southwest corner of said McCoy tract and for the southeast corner of this;

THENCE with the north line of East Main Street, S60 degrees 00' 00" W 77.00 feet to the place of beginning, containing 0.207 acres of land.

The address of this property is more commonly known as 100 N. Files Street, Itasca TX, 76055 and as well as 601 E. Main Street, Itasca TX, 76055.