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NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property to be Sold.** The property to be sold includes all such real property described in the below referenced Deed of Trust and further described to include, but not to limit, as follows:

All of that certain real property located in Roberts County, Texas, more further described on Exhibit "A" attached hereto and incorporated herein.

2. **Deed of Trust.** The document entitled Deed of Trust ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: April 23, 2019
Grantor: Lacey Ann McClendon
Beneficiary: Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank
Recorded: May 3, 2019, under Volume 347, Page 94, Clerk's File No. 050733, of the Official Public Records of Roberts County, Texas County, Texas

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: April 1, 2025
Time: The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 P.M.
Place: In the area designated as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted at the Roberts County Courthouse located at 300 East Commercial Street, Miami, Texas 79059.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The property to be sold shall include all real property secured by the Deed of Trust that has not been previously released.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

5. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "obligations") including but not limited to (1) Commercial Promissory Note in the original principal amount of \$50,000.00, executed by Lacey Ann McClendon and Tresa Ann Seuhs, and payable to the order of Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Lacey Ann McClendon and/or Tresa Ann Seuhs to Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank. Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank, 3423 South Soncy Road, Amarillo, Texas 79119.


7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, Samuel S. Karr, Bailey Hartman, C. Jared Knight, or Cathy Miller, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights.** **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.

DATED this the 18th day of February, 2025.

MORGAN WILLIAMSON LLP
701 South Taylor, Suite 440
Amarillo, Texas 79101
Telephone: (806) 358-8116
Facsimile: (806) 350-7642

By: 

Samuel S. Karr, State Bar No. 24007466
Bailey Hartman, State Bar No. 24125916
C. Jared Knight, State Bar No. 00794107
Cathy Miller, State Bar No. 00790317

Exhibit "A"

That certain tract or parcel of land being a portion of land described in Volume 47, Page 431, Deed Records of Roberts County, Texas, in Section 71, Block M-2, H&GN Survey, and being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod with Cap set in the North right of way of US Highway 60 for the East corner of this tract or parcel from whence the Northeast corner of said D section 71, Block M-2, H&GN Survey bears: N 88°54'05" E a distance of 39.83 feet and N 01°05'55" W a distance of 257.06 feet, said corner being described in Volume 47, Page 431, Deed Records of Roberts County, Texas;

THENCE S 49°07'05" W, along said North right of way of US Highway 60, a distance of 74.00 feet to a 1/2" Iron Rod with Cap set in said North right of way of US Highway 60 for the South corner of this tract or parcel;

THENCE N 39°23'05" W a distance of 40.09 feet to a 1/2" Iron Rod with Cap set for the West corner of this tract or parcel;

THENCE N 50°30'50" E a distance of 72.83 feet to a 1/2" Iron Rod with Cap set in for the North corner of this tract or parcel;

THENCE S 41°05'28" E a distance of 38.31 feet to the POINT OF BEGINNING and containing 0.07 Acres.