

FILED FOR RECORD

2026 JUL 10 AM 10:17

MARU SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS

NOTICE OF PRIVATE SALE

BY: M. Ferguson DEPUTY

Notice is hereby given that pursuant to the terms of a Commercial Security Agreement, Austin Bank, Texas N.A. (the "Secured Party") of 610 Lemmon, Emory, Texas 75440, intends to sell at private sale, for cash, the entire inventory of Division Construction Supply, Inc.

Said inventory is located and on view at 581 Industrial Boulevard, Point, Texas, and may be viewed at that location. Contact Jeff King at Austin Bank, Texas N.A. (903) 579-2647, to make arrangements to inspect the inventory

The Sale will commence at 10:00 a.m. on July 19, 2026.

AUSTIN BANK, TEXAS

By: 

Jeff King, Senior Executive
Vice President

26-001953-TX
370 N LOCUST STREET, POINT, TX 75472

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2026 JUL -7 PM 2:07

NOTICE OF FORECLOSURE SALE

MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY: *M. Ferguson* DEPUTY

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated February 13, 2009 and recorded on March 13, 2009 as Instrument Number 000557 in the real property records of RAINS County, Texas, which contains a power of sale.

Sale Information: August 04, 2026, at 1:00 PM, or not later than three hours thereafter, at the east most side of the Rains County Courthouse Annex located at 167 East Quitman Street, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by VENITA JUNE LLOYD secures the repayment of a Note dated February 13, 2009 in the amount of \$109,500.00. IW HECM LLC, whose address is c/o Statebridge Company, LLC, 6061 S. Willow Drive, Suite 300, Greenwood Village, CO 80111, is the current mortgagee of the Deed of Trust and Note and Statebridge Company, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4879671

cc

Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Kevin Key, Jay Jacobs, Christine Wheeless, Phillip Hawkins, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Tonya Washington, Misty McMillan, Jabria Foy, Heather Golden, Kara Riley, ServiceLink Agency Sales and Posting, LLC, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Kevin Key, Jay Jacobs, Christine Wheeless, Phillip Hawkins, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Tonya Washington, Misty McMillan, Jabria Foy, Heather Golden, Kara Riley, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of RAINS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit A

BEING a 0.461 acre tract and being all that certain lot, tract or parcel of land situated in the A. Spain Summerlin Survey, Abstract No. 292, City of Point, Rains County, Texas, and being all of a tract described as Lot 1 of the B.B. Davis Addition according to the plat thereof recorded in Volume 101, Page 319, Rains County Deed Records, in a deed from Northcutt to Lloyd as recorded in Volume 211, Page 886, Rains County Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the Northeast line of North Locust Street, at the West corner of said Lot 1, said point being the South corner of a tract described as Lot 2 (101/319 R.C.D.R.) in a deed to Kearney (508/104, R.C.O.P.R.), for a corner;

THENCE North 57 degrees 00 minutes 00 seconds East, (Directional Control Line) along the Northwest line of said Lot 1 and the Southeast line of said Lot 2, a distance of 200.62 feet to a 1/2 inch iron rod found on the Southwest line of Lot 6, Crestview Addition (168/547 R.C.R.R.), at the North corner of said Lot 1 and the East corner of said Lot 2, for a corner;

THENCE South 35 degrees 56 minutes 10 seconds East along the Northeast line of said Lot 1, and along the Southwest lines of said Lot 6 and Lot 7, (168/547 R.C.R.R.) a distance of 100.00 feet to a 1/2 inch iron rod set at the East corner of said Lot 1, said point being the North corner of a tract described as Tract I in a deed to Perkins as recorded in Volume 437, Page 644, R.C.R.R., for a corner;

THENCE South 56 degrees 59 minutes 34 seconds West along the Southeast line of said Lot 1 and the Northwest line of said Tract I and the Northwest line of a called 0.15 acre tract described in a deed to Perkins as Tract II as recorded in Volume 437, Page 644, R.C.R.R., a distance of 201.15 feet to a 1/2 inch iron rod set on the Northeast line of said North Locust Street, at the South corner of said Lot 1 and the West corner of said 0.15 acre tract, for a corner;

THENCE North 35 degrees 38 minutes 09 seconds West, along the Northeast line of said North Locust Street and the Southwest line of said Lot 1 a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.461 acres of land, also being known as 370 North Locust Street, Point, Texas 75758.

I hereby certify this instrument was filed and duly recorded in the Rains County, Texas, Official Public Records on the date and time stamped hereon by me.



[Signature]
Rains County Clerk
Rains County, Texas