

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON A 1.188 ACRE TRACT OF LAND BEING OUT OF AND PART OF E. T. RR. CO. SURVEY, SECTION 11, ABSTRACT NO. 96, EASTLAND COUNTY, TEXAS. SAID 1.188 ACRE TRACT ALSO BEING OUT OF AND PART OF A FORMERLY DESCRIBED 130 FEET BY 432 FEET TRACT CONVEYED IN A DEED TO JACK C. SHULTS RECORDED IN DOCUMENT NO. 2013-003863, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS. PROPERTY HAVING A PHYSICAL ADDRESS OF 504 WEST PIONEER STREET, RISING STAR, TEXAS 76471. THIS SURVEY OF SAID 1.188 ACRES BEING MADE FOR JACK SHULTS BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH SURVEY CAP #5085 SET IN THE NORTH LINE OF PIONEER STREET FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT AND BEING LOCATED IN THE WEST LINE OF JACK C. SHULTS CALLED 130 FEET BY 432 FEET TRACT. SAID POINT ALSO BEING LOCATED IN THE EAST LINE OF A CALLED 9.480 ACRE TRACT CONVEYED IN A DEED TO JACK C. SHULTS. RECORDED IN VOLUME 1981, PAGE 115, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS AND BEING SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST. 929.80 FEET AND NORTH 00 DEGREES 44 MINUTES 48 SECONDS EAST, 30.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 11.

THENCE NORTH 00 DEGREES 44 MINUTES 48 SECONDS EAST, 401.96 FEET WITH THE WEST LINE OF THIS DESCRIBED TRACT AND JACK C. SHULTS CALLED 130 FEET BY 432 FEET TRACT, SAME BEING THE EAST LINE OF JACK C. SHULTS CALLED 9.480 ACRE TRACT, TO A 6 INCH WOOD FENCE CORNER POST FOUND FOR THE RECOGNIZED NORTHWEST CORNER OF THIS DESCRIBED TRACT AND JACK C. SHULTS CALLED 130 FEET BY 432 FEET TRACT. SAID POINT ALSO BEING LOCATED IN THE RECOGNIZED SOUTH LINE OF A CALLED 9.404 ACRE TRACT CONVEYED IN A DEED TO CAROLYN SHULTS RECORDED IN DOCUMENT NO. 2010-003104, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS.

THENCE SOUTH 89 DEGREES 51 MINUTES 25 SECONDS EAST, 124.91 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND BEING THE RECOGNIZED NORTH LINE OF JACK C. SHULTS CALLED 130 FEET BY 432 FEET TRACT, SAME BEING THE RECOGNIZED SOUTH LINE OF CAROLYN SHULTS CALLED 9.404 ACRE TRACT, TO A 3 INCH METAL FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT AND BEING THE RECOGNIZED NORTHEAST CORNER OF JACK C. SHULTS CALLED 130 FEET BY 432 FEET TRACT. SAID POINT ALSO BEING THE RECOGNIZED NORTHWEST CORNER OF A CALLED TRACT ONE CONVEYED IN A DEED TO VYRON HOLLIS FUNDERBURK III, RECORDED IN DOCUMENT NO. 2012-001389, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS.

THENCE 00 DEGREES 33 MINUTES 08 SECONDS EAST, 262.68 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT, SAME BEING THE RECOGNIZED EAST LINE OF JACK C. SHULTS CALLED 130 FEET BY 432 FEET TRACT, AND BEING THE RECOGNIZED WEST LINE OF VYRON HOLLIS FUNDERBURK III CALLED TRACT ONE, TO A 5 INCH METAL FENCE CORNER POST FOUND FOR AN ANGLE POINT OF THIS DESCRIBED TRACT AND JACK C. SHULTS CALLED 130 FEET BY 432 FEET TRACT.

THENCE SOUTH 01 DEGREES 05 MINUTES 58 SECONDS WEST, 139.01 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT, SAME BEING THE RECOGNIZED EAST LINE OF JACK C. SHULTS CALLED 130 FEET BY 432 FEET TRACT, AND BEING THE RECOGNIZED WEST LINE OF VYRON HOLLIS FUNDERBURK III CALLED TRACT ONE, TO A 1/2 INCH REBAR WITH SURVEY CAP SET IN THE NORTH LINE OF PIONEER STREET FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, 130.01 FEET WITH THE SOUTH LINE OF THIS DESCRIBED TRACT AND BEING THE NORTH LINE OF PIONEER STREET TO THE PLACE OF BEGINNING AND CONTAINING 1.188 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/10/2014 and recorded in Document 2014-003305 real property records of Eastland County, Texas.

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

Date: 12/02/2025

Time: 01:00 PM

Place: Eastland County, Texas at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.


5. *Obligations Secured.* The Deed of Trust executed by JACK C. SHULTS AND CAROLYN SHULTS provides that it secures the



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Brandon Wolf, Attorney at Law
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For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 10/2/25 I filed this Notice of Foreclosure Sale at the office of the Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.