

205 Far Hill Ln, Farmersville, TX 75442

Barry L. Selman, Noteholder
Law Office of Nekia Bryant, PLLC (hereinafter "Attorney")

C&C Residential Properties, Inc.

13465 Midway Rd., Ste 102

Dallas, TX 75244

Sent via first class mail and CMRR # 9589071052703276992243

FILED

2025 SEP -8 AM 8: 32

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: DD DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

WHEREAS C&C Residential executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Collin County, Texas and is recorded under Clerk's File/Instrument Number 20220001755886, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of October, 2025

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Collin County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place at: **the southwest entrance of the Jack Hatchell Collin County Administration Building located at 2300 Bloomdale Road, McKinney, TX75071.**

2. Property to be Sold:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN COLLIN COUNTY, TEXAS, AND BEING PART OF LOT 3, BLOCK 3 OF COLONIAL ACRES ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF FARMERSVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 69 OF MAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO-WIT:

BEGINNING AT AN IRON PIN BEING THE NORTHWEST CORNER OF SAID LOT 3, SAID PIN BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FAR HILLS LANE WITH THE

SOUTHERLY RIGHT-OF-WAY OF WILLOW BEND ROAD;
THENCE NORTHEASTERLY AND ALONG CURVE MARKING THE
SOUTHERLY RIGHT-OF-WAY OF WILLOW BEND ROAD A DISTANCE
OF 22.72 FEET TO IRON PIN;

THENCE NORTH 73 DEG. 05 MIN. EAST AND ALONG WILLOW BEND
ROAD RIGHT-OF-WAY A DISTANCE OF 135.06 FEET TO AN IRON PIN
FOUND;

THENCE SOUTH 16 DEG. 55 MIN. EAST 284.8 FEET TO AN IRON PIN
FOUND IN THE SOUTH LINE OF LOT 3;

THENCE SOUTH 89 DEG.15 MIN. WEST WITH SAID SOUTH LINE
200.07 FEET TO AN IRON PIN FOUND IN THE EAST LINE OF FAR
HILLS LANE;

THENCE WITH SAID EAST LINE ON A CURVE TO THE RIGHT
HAVING A CENTRAL ANGLE OF 7 DEG. 06 MIN. 09 SEC. RADIUS OF
705 FEET A DISTANCE OF 87.39 FEET TO AN IRON PIN

BEING THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL
ANGLE OF 11 DEG. 08 MIN. 35 SEC. RADIUS OF 605.313 FEET;

THENCE WITH SAID CURVE 124.73 FEET TO AN IRON PIN;

THENCE NORTH 11 DEG. 43 MIN. 36 SEC. WEST 24.52 FEET TO THE
PLACE OF BEGINNING, AND CONTAINING 1.044 ACRES OF LAND,
MORE OR LESS.

More commonly known as 205Far Hill Lane, Farmersville, TX 75442

3. Name and Address of Sender of Notice:

Law Office of Nekia Bryant, PLLC, 2580 W. Camp Wisdom Rd., Ste 100-145, Grand
Prairie, Texas, 75052. The senders of the notice also include those names listed below.

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.

4. Mortgage Servicer Information:

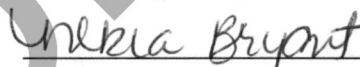
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing
agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property
Code Section 51.0025, the Mortgage Servicer is authorized to collect the debt and to
administer any resulting foreclosure of the lien securing the Property referenced above.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage or note and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Nekia Bryant

Substitute Trustee(s)

2580 W. Camp Wisdom Rd., Suite 100-145

Grand Prairie, Texas 75052

Phone: (682) 240-6484