

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.

110684-0014

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN
AS

4040 FM 770 RD, KOUNTZE, TEXAS 77652

LEGAL DESCRIPTION BEING LOTS FOUR (4) AND FIVE (5), SEVEN SEVENTY ADDITION, SECTION TWO, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 27-A, PLAT RECORDS, HARDIN COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
HARDIN COUNTY

RECORDED ON
FEBRUARY 22, 2022

UNDER DOCUMENT#
2022-123618

3 THE SALE IS SCHEDULED TO BE HELD

PLACE
THE COMMISSIONER'S COURTROOM AREA OF THE
COURTHOUSE OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE

DATE
SEPTEMBER 2, 2025

TIME
10:00 AM - 1:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by JR SQUARED STRUCTURAL FORENSICS, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VIRGO FINANCE COMPANY, LLC is the current mortgagee of the note and deed of trust and VIRGO FINANCE COMPANY, LLC is the current mortgage servicer. A servicing agreement between the mortgagor, whose address is 9668 Westheimer Road, #200-707, Houston, Texas 77063, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

MARGIE ALLEN, ANGIE BROOKS, TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

Annarose Harding
McGLINCHEY STAFFORD PLLC
1001 McKinney Street, Suite 1500
Houston, Texas 77002
(713) 335-2150

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 8-11-25

NAME Margie Allen

Margie Allen TRUSTEE

FILED FOR RECORD

2025 AUG 11 PM 4:47

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Betty Johnson*