

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS  
COUNTY OF TITUS

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KNOW ALL MEN BY THESE PRESENTS

FILED FOR RECORD

2024 NOV -8 P 1:18

CLERK TITUS CO TX

DEPUTY

WHEREAS, on July 27, 2017, **Javier Resendiz** (the "Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **Billy W. Flanagan**, as Trustee, the hereinbelow described property to secure **Matthew W. Glenn and Kelli H. Glenn** in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded as Instrument No. 20172710, Titus County Official Public Records, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Matthew W. Glenn and Kelli H. Glenn** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the property to satisfy the Note; and

WHEREAS, the above-named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **Thomas R. Stauch, Dean Y. Drew, Harriett Fletcher, Robert LaMont, Sheryl LaMont or Nicole Anderson, any of whom may act independently** as Substitute Trustee to enforce the Trust and any of whom may conduct the sale of the property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, Thomas R. Stauch, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the property at public auction to the highest bidder, for cash, on **Tuesday, December 3, 2024**. The earliest time at which the sale will occur shall be at **10:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the on the South steps of the Titus County Courthouse located at 100 West First Street, in the city of Mt. Pleasant, Titus County, State of Texas, or if the preceding area is no longer the designated area, at the most recently designated area by the Titus County Commissioner's Office. The Courthouse is located at **100 West First Street, Mt. Pleasant, Texas 75455**. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

All that certain tract, lot or parcel of land, a part of the John H. Keith Survey, A-321, Titus County, Texas and also being a part of that certain called 24.91 acre tract of land described in a Warranty Deed dated May 27, 1993, from R. C. Huff to Texas Utilities Mining Company that is recorded in Volume 773, Page 130 of the Deed Records of Titus County, Texas and being more completely described as follows to wit:

Beginning at a ½ inch iron rod found for corner (Texas North Central Coordinate value {N:540,919.32} {E:2,756,710.49}) at the S.E.C. of said 24.91 acres, at the S.W.C. of the Texas Utility Mining Company called 10.04 acre tract (Volume 800-Page 237) in the N. B. L. of the Texas Utilities Mining Company called 101.97 acre tract (Volume 766-Page229) and also being in County Road No. 2470;

Thence South 88 degrees 32 minutes and 22 seconds West, along the S.B.L. of said 24.91 acres, along the N.B.L. of said 101.97 acres and along the South side of said road, for a distance of 728.69 feet to a 5/8 inch iron rod found for corner at the S.W.C. of said 24.91 acres and at the S.E.C. of the C. Wade Warren, et ux, Brenda C. tract (Volume 766-Page 30);

Thence North 01 degrees 50 minutes and 09 seconds West, along the W.B.L. of said 24.91 acres and along the E.B.L. of said Warren tract, at a distance of 7.7 feet, pass the centerline of said road, at a distance of 26.5 feet, pass a point 1.0 feet West of a fence corner and continue for a total distance of 877.39 feet, to a ½ inch iron rod with a cap stamped "RPLS 4021" set for corner, from which A 5/8 inch iron rod found at the N.W.C. of said 24.91 acres and at the N.E.C. of said Warren tract bears North 01 degrees 50 minutes and 09 seconds West, a distance of 603.88 feet;

Thence North 88 degrees 22 minutes and 48 seconds East, across said 24.91 acres, for a distance of 734.81 feet, to a ½ inch iron rod with a cap stamped "RPLS 4021" set for corner in the E.B.L. of said tract and in the W.B.L. of the Texas Utility Mining Company called 4.10 acre tract (Volume 734-Page 259);

Thence South 01 degrees 42 minutes and 52 seconds East, along the E.B.L. of said 24.91 acres and along the W.B.L. of said 4.10 acres, for a distance of 181.09 feet, to a ½ inch iron rod with a cap stamped "RPLS 4021" set for corner at the S.W.C. of said 4.10 acres and at the N.W.C. of said 10.04 acres;

Thence South 01 degrees 21 minutes and 52 seconds East, along the W.B.L. of said 10.04 acres and continuing along the E.B.L. of said 24.91 acres, for a distance of 698.33 feet, to the place of beginning and containing 14.765 acres, more or less.

Being the same land described in a deed to Matthew W. Glenn et ux and recorded in Clerk's File#20171988, Real Property Records Titus County, Texas.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANT ABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**SUBSTITUTE TRUSTEES**

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED  
SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR  
PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

**Thomas R. Stauch  
Dean Y. Drew  
Nowak & Stauch, PLLC  
10000 N. Central Expressway, Suite 1040  
Dallas, Texas 75231**

**Harriett Fletcher  
Robert LaMont  
Sheryl LaMont  
Tejas Trustee Services, LLC  
14800 Landmark Blvd., Suite 850  
Dallas, Texas 75254**

**Nicole Anderson  
The Anderson Team Real Estate-  
Division of Ramsey Realty Group  
4431 N. FM 2723  
Mt. Vernon, Texas 75457**

**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 7<sup>th</sup> day of November 2024.



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Thomas R. Stauch