

NOTICE OF FORECLOSURE SALE

Date of Notice: June 20, 2025

Deed of Trust ("Deed of Trust"):

Dated: March 29, 2019
Grantor: Conn Industrial Services, LLC
Trustee: Matthew D. Mettauer
Lender: Shelby Savings Bank, SSB
Recorded in: Vol 451, Page 485 of the real property records of Sabine County, Texas

FILED FOR RECORD
AT 1:06 O'CLOCK P M

JUN 20 2025

Jamie Clark
Clerk, County Court, Sabine County
By *Dicky Childers* DEPUTY

Legal Description:

DESCRIPTION of 1.5455 acres of land lying and situated in the JOSEPH WALKER SURVEY, A-57, BEING all of a 0.23-acre tract conveyed by Temple-Eastex, Inc., to Phillip M. Green, et ux, August 23, 1988, and all of a 1.3-acre tract owned by Phillip M. Green, et ux, and being further described as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of the said 0.23-acre tract in the south margin of Farm Road 83;

THENCE S 89d 45m 38s E with the margin of the said Farm Road a distance of 229.00 ft. to a 1/2" iron rod found for the corner in the west margin of Cedar Street;

THENCE S 00d 12m 22s W with the west margin of Cedar Street a distance of 47.00 ft. to a 1" pipe found for the northeast corner of the said 1.3-acre tract;

THENCE S 00d 15m 18s W continuing with west margin of the said street a distance of 261.65 ft. to a 1" pipe found for the corner;

THENCE N 85d 40m 53s W along the south line of the said 1.3-acre tract a distance of 219.88 ft. to a 1/2" iron rod set for the corner;

THENCE N 01d 39m 45s W along the west line of the said 1.03-acre tract, at 25.00 ft. pass a 1/2" pipe found for the southeast corner of a Davidson tract of land, in all 252.52 ft. a 1/2" iron rod found for the southwest corner of the aforesaid 0.23-acre tract;

THENCE N 01d 32m 47s W along the west line of the said 0.23-acre tract a distance of 40.24 ft. to the POINT OF BEGINNING and containing 1.5455 acres of land; and being the same land as described in Warranty Deed from Phillip M. Green and wife, Mattie P. Green to Everett W. Hayes and wife, Eva J. Hayes recorded in Volume 277, Page 257, Deed Records of Sabine County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$400,220.00, executed by Conn Industrial Services, LLC ("Borrower") and payable to the order of Lender

Modifications and Renewals: Deed of Trust (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Foreclosure Sale:

Date: Tuesday, August 5, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which **the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: Sabine County Courthouse in Hemphill, Texas, at the following location: 201 Main Street, Hemphill, Texas, on the steps on the North Side of the Courthouse.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Shelby Savings Bank, SSB's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Shelby Savings Bank, SSB, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Shelby Savings Bank, SSB's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Shelby Savings Bank, SSB's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Shelby Savings Bank, SSB passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the

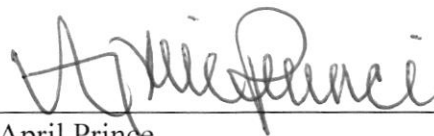
Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Shelby Savings Bank, SSB. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

A handwritten signature in dark ink, appearing to read "April Prince", is written over a horizontal line.

April Prince
103 W. Austin St.
Center, Texas 75935
Telephone (936) 598-3100
Telecopier (936) 213-6039
Attorney for Mortgagee