

FILED
O'CLOCK

SEP 04 2025

NOTICE OF TRUSTEE'S SALE

Adrian Lawson
ADRIAN LAWSON, MADISON COUNTY CLERK
BY H. J. PERRY
HARRISON JETER, DEPUTY CLERK

WHEREAS, on September 26, 2006, JACQUELINE KAY KEENE WALTON, A/K/A JACQUELINE K WALTON, AN UNMARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 50840, in Book 0837, at Page 113, in the DEED OF TRUST OR REAL PROPERTY RECORDS of MADISON COUNTY, TEXAS; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Madison County Courthouse, 103 W. Trinity Street, Madisonville, TX 77864 in **MADISON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED, LYING AND BEING IN THE COUNTY OF MADISON IN SAID STATE OF TEXAS, TO-WIT:

BEING 13.77 ACRES, MORE OR LESS, IN THE G. BADILLO SURVEY, A-5, MADISON COUNTY TEXAS, DESCRIBED AS FOLLOWS, TO-WIT:

BEING 13.00 ACRES OF LAND, MORE OR LESS, SITUATED IN THE G. BADILLO SURVEY, ABSTRACT NO. 5, MADISON COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 70.30 ACRE TRACT AS DESCRIBED IN A DEED FROM THE IMPERIAL GIL COMPANY TO DONALD R. WALTON, DATED DECEMBER 15, 1995 AND RECORDED IN VOLUME 433, PAGE 457, OFFICIAL RECORDS, SAID 13.00 ACRE TRACT BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND FOR THE MOST EASTERLY NORTH OR NORTHEAST CORNER OF SAID WALTON TRACT, SAME BEING THE EAST CORNER OF A CALLED 20.000 ACRE TRACT AS DESCRIBED IN A DEED FROM R. E. SAMUEL, JR., TRUSTEE, ET AL TO MORRIS FRANK SMITH, DATED SEPTEMBER 20, 1996 AND RECORDED IN VOLUME 446, PAGE 714, OFFICIAL RECORDS, SAID POINT BEING IN THE CALLED WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 247 FOR THE MOST EASTERLY NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S. 00°33'41" W. WITH THE EAST LINE OF SAID WALTON TRACT AND THE CALLED WEST LINE OF SAID F.M. 247, FOR A DISTANCE OF 769.72 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID WALTON TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 13.77 ACRE TRACT AS DESCRIBED IN A DEED FROM THE IMPERIAL OIL COMPANY TO DONALD R. WALTON, DATED DECEMBER 15, 1995 AND RECORDED IN VOLUME 433, PAGE 464, OFFICIAL RECORDS, FOUND A 3/8" IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S. 63°02'41" W. WITH A SOUTHEASTERLY LINE OF SAID 70.30 ACRE TRACT AND THE NORTHWEST LINE OF SAID 13.77 ACRE TRACT, FOR A DISTANCE OF 304.18 FEET TO AN ANGLE POINT IN THE 70.30 ACRE AND 13.77 ACRE COMMON LINE, FOUND 3/8 IRON ROD FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT; THENCE, ACROSS SAID 70.30 ACRE TRACT, THE FOLLOWING CALLS:

1. S. 85°47'20" W. 671.54 FEET; AND

2. N. 01°18'57" E. 357.21 FEET TO A FENCE CORNER POST IN A NORTHERLY LINE OF SAID 70.30 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID SMITH 20.00 ACRE TRACT, SAID FENCE CORNER POST BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N. 37°27'57" E. WITH A NORTHERLY LINE OF SAID 70.30 ACRE TRACT AND THE SOUTH LINE OF SAID SMITH TRACT, FOR A DISTANCE OF 1115.21 FEET TO THE PLACE OF BEGINNING.

Property Address: 13204 FM 247, MIDWAY, TX 75852

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: BANK OF AMERICA, N.A.

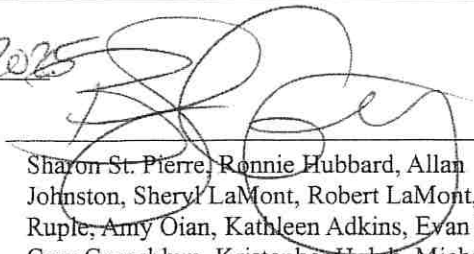
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 28 day of 8, 2025


Sharon St. Pierre, Ronnie Hubbard, Allan
Johnston, Sheryl LaMont, Robert LaMont, Reid
Ruple, Amy Olan, Kathleen Adkins, Evan Press,
Cary Corenblum, Kristopher Holub, Michael
Kolak, Auction.com, Heather Golden, David
Sims, Marinosci Law Group PC, Resolve
Trustee Services, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

Posted by: Sharon St. Pierre
9/4/2025 Sharon St. Pierre
Substitute Trustee