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O'CLOCK

SEP 15 2025

ADRIAN BRUNSON, MADISON COUNTY CLERK
BY Heidi Ellis
DEPUTY CLERK

HEIDI ELLIS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

In Source Logic LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000041-25-1

APN 24151 | R-0261-000-0051-901

TO No DEF2576099

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 2, 2009, JAMES R. CLEERE, JR. AND FERRELL S. CLEERE, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALAN E. SOUTH, ATTORNEY AT LAW as Trustee, URBAN FINANCIAL GROUP as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$240,000.00, payable to the order of The Headlands Foundation Series Owner Trust I, Series A by as current Beneficiary, which Deed of Trust recorded on November 12, 2009 as Document No. 61990 in Book 996, on Page 260 in Madison County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed In Source Logic LLC or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and The Headlands Foundation Series Owner Trust I, Series A by , the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 7, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Madison County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **103 W. Trinity Street, Madisonville TX 77864; In the lobby on the first floor of the Madison County Courthouse or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and The Headlands Foundation Series Owner Trust I, Series A by 's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and The Headlands Foundation Series Owner Trust I, Series A by 's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 15 day of September, 2025.

Sharon Piene
By: In Source Logic LLC
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

Exhibit A
Property Description

Doc	Bk	Vol	Pg
61990	0R	996	271

BEING all of that certain tract or parcel of land lying and being situated in the **WILLIAM JOHNSON SURVEY**, A-261 Madison County, Texas, and being a part of that 87.337 acre tract conveyed to James R Cleere Jr by James R Cleere Jr et al by Partition Deed recorded in Volume 303 Page 350 Deed Records of Madison County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap set at the East corner of the Max and Celia Hamilton 39.60 acre tract (681/151) same being an ell corner of the remainder of said 87.337 acre tract.

THENCE S 25 degrees 51' 00" E 242.18 feet and S 76 degrees 52' 22" W 181.04 feet across said 87.337 acre tract to a 5/8" iron rod with cap set in the East line of said Hamilton Tract;

THENCE N 19 degrees 57' 30" W 207.45 feet and N 62 degrees 48' 51" E 119.82 feet along the common line between this tract and said Hamilton tract to the **PLACE OF BEGINNING** and containing 0.76 acres of land more or less, according to a survey made on the ground under the supervision of Donald D Garrett Registered Professional Land Surveyor No 2972 on April 11, 2008.