

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0050 RECORDED DATE: 10/15/2025 09:37:38 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1010380 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga
RETURN TO: () LAW OFFICE OF SINCLAIR & KING ATTORNEYS AT LAW PO BOX 537 RUSK, TX 75785	SUBMITTED BY: LAW OFFICE OF SINCLAIR & KING ATTORNEYS AT LAW PO BOX 537 RUSK, TX 75785
DOCUMENT # : FC-2025-0050 RECORDED DATE: 10/15/2025 09:37:38 AM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.   Kerrie Cobb Limestone County Clerk	

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 25, 2025

Deed of Trust:

Grantor: JENNIFER ROMILLY
Grantor's County: LIMESTONE COUNTY, TEXAS
Beneficiary: ELEGMENT DREAM ACRES INC.
Substitute Trustee: ANTHONY J. KING
Trustee's Address: 115 E 6th Street, Rusk, Texas 75785
Recording Information: Document Number 2025-0002076, Official Records of Limestone County, Texas.

Property:

Lot #09, Murphy's Dairy Subdivision, Phase 2, Limestone County, Texas according to the Official Plat of said subdivision of record in Cabinet 367, Document #Pt-2023-0001, Plat Records, Limestone County, Texas.

Note:

Date: June 3, 2025
Amount: FORTY-FIVE THOUSAND and NO/100 (\$45,000.00) DOLLARS
Debtor: JENNIFER ROMILLY
Holder: ELEGMENT DREAM ACRES INC., a Texas Corporation

Date of Sale of Property: December 2, 2025

Earliest Time of Sale of Property: 10:00 A.M. or within 6 Hours of same

Place of Sale of Property: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE S, OR IF THE PRECEDING AREAS IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

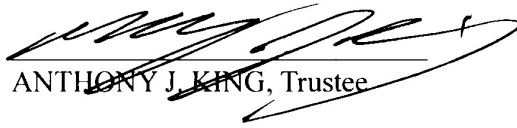
WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 29th day of September, 2025, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said JENNIFER ROMILLY, has violated the deed restrictions as set forth in Exhibit "C" of the Warranty Deed with Vendor's Lien; and

WHEREAS, ELEGMENT DREAM ACRES INC., the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of December, 2025, beginning no earlier than 10:00 o'clock A.M. and taking place not later than six (6) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Groesbeck, Limestone County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Limestone County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Groesbeck, Limestone County, Texas,

WITNESS MY HAND this 29th day of September, 2025.



ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, Texas Property Code:

"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."