

20-002 FC

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: BEING 0.973 ACRES OF LAND, MORE OR LESS, BEING A CALLED 2.0661 ACRES, A PART OF THE MANNAN SMITH SURVEY, A631, SHELBY COUNTY, TEXAS, AND BEING BLOCK 28 OF THE TOWN OF JOAQUIN, TEXAS, AS SHOWN BY MAP AND PLAT RECORDED IN VOL. 1, PAGE 105, PLAT RECORDS, SHELBY COUNTY, TEXAS, LESS AND EXCEPT 1.0331 ACRES A PART OF THE MANNAN SMITH SURVEY, A-631, SHELBY COUNTY, TEXAS, AND BEING BLOCK 28 OF THE TOWN OF JOAQUIN, TEXAS, AS SHOWN BY MAP AND PLAT RECORDED IN VOL. 1, PAGE 105, PLAT RECORDS, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE BEING THE CALLED 45,000.0 SQ FT DESCRIBED AS TRACT ONE AND THE REMAINDER OF SAID BLOCK 28, DESCRIBED AS TRACT TWO IN WARRANTY DEED FROM ROBERT JAMES RICHARDSON, JOINED PRO FORMA BY WIFE, MARY KATHLEEN RICHARDSON, DAVID EDWARD RICHARDSON, JOINED PRO FORMA BY WIFE, SUSAN ARLENE RICHARDSON AND MARVIN PAUL RICHARDSON, A SINGLE MAN TO DAVE CAVE AND WIFE, PAHGNA CAVE, DATED MAY 14, 2020, RECORDED UNDER INSTRUMENT NO. 2020001294, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE NORTHEAST CORNER OF SAID BLOCK 28 AND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE CHALK STREET (BASED ON 60-FOOT RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA STREET (BASED ON 60-FOOT RIGHT-OF-WAY, UNDEVELOPED WEST OF CHALK STREET);

THENCE SOUTH 04 DEGREES 27 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID BLOCK 28 AND SAID WEST RIGHT-OF-WAY LINE OF CHALK STREET, PASSING AT A DISTANCE OF 150.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP SET FOR THE NORTHEAST CORNER OF SAID AVE CALLED 45,000.0 SQUARE FOOT TRACT, AND CONTINUING WITH SAID EAST LINE OF BLOCK 28 AND THE EAST LINE OF SAID CALLED 45,000.0 SQUARE FOOT TRACT AND SAID WEST RIGHT-OF-WAY LINE OF CHALK STREET FOR A TOTAL DISTANCE OF 300.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE SOUTHEAST CORNER OF SAID BLOCK 28 AND SAID CAVE CALLED 45,000.0 SQUARE FOOT TRACT AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF CHALK STREET WITH THE NORTH RIGHT-OF-WAY LINE OF WALL STREET (BASED ON 60-FOOT RIGHT-OF-WAY);

THENCE NORTH 85 DEGREES 32 MINUTES 18 SECONDS WEST, WITH THE SOUTH LINE OF SAID BLOCK 28 AND THE SOUTH LINE OF SAID CAVE CALLED 45,000.0 SQUARE FOOT TRACT AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WALL STREET, A DISTANCE OF 300.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE SOUTHWEST CORNER OF SAID BLOCK 28 AND SAID CAVE CALLED 45,000.0 SQUARE FOOT TRACT AND AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY OF WALL STREET WITH THE EAST RIGHT-OF-WAY LINE OF BEACH STREET (AND UNDEVELOPED ROAD, BASED ON 60-FOOT RIGHT-OF-WAY);

THENCE NORTH 04 DEGREES 27 MINUTES 42 SECONDS EAST, WITH SAID WEST LINE OF BLOCK 28 AND SAID CAVE CALLED 45,000.0 SQUARE FOOT TRACT, AND WITH SAID EAST RIGHT-OF-WAY LINE OF BEACH STREET, PASSING AT A DISTANCE OF 150.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP SET FOR THE NORTHWEST CORNER OF SAID CAVE CALLED 45,000.0 SQUARE FOOT TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 300.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE NORTHWEST CORNER OF BLOCK 28 AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF BEACH STREET WITH THE SOUTH RIGHT-OF-WAY LINE VIRGINIA STREET;

THENCE SOUTH 85 DEGREES 32 MINUTES 18 SECONDS EAST, WITH THE NORTH LINE OF SAID BLOCK 28 AND SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA STREET, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0661 ACRES OF LAND, MORE OR LESS.

SURVEYED BY WILLIAM B. CONNOLLY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5313, ON MAY 11, 2022.

LESS AND EXCEPT 1.0331 ACRES OF LAND, MORE OR LESS, A PART OF THE MANNAN SMITH SURVEY, A-631, SHELBY COUNTY, TEXAS, AND BEING PART OF BLOCK 28 OF THE TOWN OF JOAQUIN, TEXAS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED IN WARRANTY DEED FROM DAVE CAVE AND WIFE, PAHGNA CAVE TO TELOSA BRENA CLOUDY AND RASHAD DEATHUR CLOUDY, A MARRIED COUPLE, DATED SEPTEMBER 7, 2022, RECORDED UNDER INSTRUMENT NO. 2022004919, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE SOUTHEAST CORNER OF SAID BLOCK 28 AND SAID CAVE CALLED 45,000.0 SQUARE FOOT "TRACT ONE" AND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CHALK STREET (BASED ON 60-FOOT RIGHT-OF-WAY) WITH THE NORTH RIGHT-OF-WAY LINE OF WALL STREET (BASED ON 60-FOOT RIGHT-OF-WAY);

THENCE NORTH 85 DEGREES 32 MINUTES 18 SECONDS WEST, WITH THE SOUTH LINE OF SAID BLOCK 28 AND SAID CAVE CALLED 45,000.0 SQUARE FOOT "TRACT ONE", AND WITH SAID NORTH RIGHT-OF-WAY LINE OF WALL STREET, A DISTANCE OF 300.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE SOUTHWEST CORNER OF SAID BLOCK 28 AND SAID CAVE CALLED 45,000.0 SQUARE FOOT "TRACT ONE" TRACT AND AT THE INTERSECTION OF SAID NORTH LINE OF WALL STREET WITH THE EAST RIGHT-OF-WAY LINE OF BEACH STREET (AND UNDEVELOPED ROAD, BASED ON 60-FOOT RIGHT-OF-WAY);

THENCE NORTH 04 DEGREES 27 MINUTES 42 SECONDS EAST, WITH SAID WEST LINE OF BLOCK 28 AND SAID CAVE CALLED 45,000.0 SQUARE FOOT "TRACT ONE" AND WITH SAID EAST RIGHT-OF-WAY LINE OF BEACH STREET, A DISTANCE OF 150.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE NORTHWEST CORNER OF SAID CAVE CALLED 45,000.0 SQUARE FOOT "TRACT ONE", FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE NORTHWEST CORNER OF SAID BLOCK 28 AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF BEACH STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA STREET (AN UNDEVELOPED ROAD, BASED ON 60-FOOT RIGHT-OF-WAY) BEARS NORTH 04 DEGREES 27 MINUTES 42 SECONDS EAST, 150.00 FEET;

THENCE SOUTH 85 DEGREES 32 MINUTES 18 SECONDS EAST, WITH THE NORTH LINE OF SAID CAVE CALLED 45,000.0 SQUARE FOOT "TRACT ONE" AND ACROSS SAID BLOCK 28, A DISTANCE OF 300.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5313 SET FOR THE NORTHEAST CORNER OF SAID CAVE CALLED 45,000.0 SQUARE FOOT "TRACT ONE" AND IN THE EAST LINE OF BLOCK 28 AND SAID WEST RIGHT-OF-WAY LINE OF CHALK STREET, AND BEING SOUTH 04 DEGREES 27 MINUTES 42 SECONDS WEST, 150.00 FEET, FROM A 1/2-INCH IRON ROD WITH PLASTIC CAP

25-000102-347-1 // 184 & 186 S CHALK ST, JOAQUIN, TX 7



4865318

STAMPED RPLS 5313 SET FOR THE NORTHEAST CORNER OF SAID BLOCK 28 AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF CHALK STREET WITH SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA STREET;

THENCE SOUTH 04 DEGREES 27 MINUTES 42 SECONDS WEST, WITH SAID EAST LINE OF BLOCK 28 AND SAID CAVE CALLED 45,000.0 SQUARE FOOT TRACT AND THE WEST RIGHT-OF-WAY LINE OF CHALK STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0331 ACRES OF LAND, MORE OR LESS.

LEAVING HEREIN 0.973 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/19/2023 and recorded in Document 2023002934 real property records of Shelby County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 03/03/2026

Time: 01:00 PM

Place: Shelby County, Texas at the following location: THE AREA WITHIN A RADIUS OF 100 FEET OF THE SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE DISTRICT COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by BLACKFOOT VENTURES CORP, provides that it secures the payment of the indebtedness in the original principal amount of \$104,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PACIFIC ASSET HOLDING, LLC is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PACIFIC ASSET HOLDING, LLC c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karia Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Kara Riley whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2/5/26 I filed this Notice of Foreclosure Sale at the office of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2026 FEB -5 PM 12: 52

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY:  JENNIFER L. FOUNTAIN
COUNTY CLERK