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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2025 AUG 11 AM 10:26

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS:

COUNTY OF HILL

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**DATE:** August 11, 2025

**NOTE:** Promissory Note(s) described as follows:

Date: May 28, 2020

Maker: Conrad M. Jackson II, Individually and as the Managing Member of C M Jackson Enterprises LLC

Original Payee: Archetype Investments LLC-Series M, a Texas Series Limited Liability Company

Original Principal Amount: \$125,000.00

**DEED OF TRUST:** Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: May 28, 2020

Grantor: C M Jackson Enterprises LLC, a Texas Limited Liability Company

Original Trustee: James L. Williams, Jr., Attorney at Law

Original Beneficiary: Archetype Investments LLC-Series M, a Texas Series Limited Liability Company

Recorded: Deed of Trust recorded under Instrument #00112626 in the Real Property Records of Hill County, Texas

**LENDER:** Archetype Investments LLC-Series M, a Texas Series Limited Liability Company

**BORROWER:** Conrad M. Jackson II, Individually and as the Managing Member of C M Jackson Enterprises LLC, a Texas Limited Liability Company

**PROPERTY:** The real property described in the attached Exhibit "A," together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE(S):** Sherri Gallant, Sierra Procita, Malinda Wilson, Cameron Kan, David Wilson, Jennifer Gibson, and Jared Wilson

Substitute Trustee's Mailing Address:

P.O. Box 2396

Burleson, TX 76097

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

September 2, 2025, the first Tuesday of the month, to commence at 10 <sup>AM</sup> ~~pm~~, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill County, Texas.

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

**SUBSTITUTE TRUSTEE:**

*David Wilson*

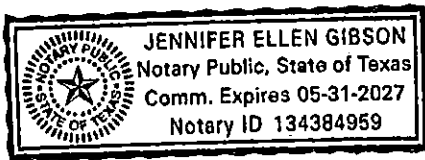
David Wilson

STATE OF TEXAS

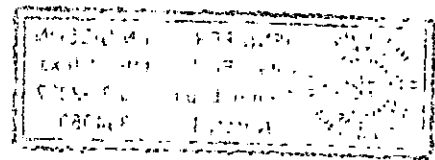
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COUNTY OF TARRANT

This instrument was acknowledged before me on this the 8th day of August, 2025, by David Wilson as Substitute Trustee.



*Jennifer Ellen Gibson*  
Notary Public in and for the State of Texas



**Exhibit A**

BEING All that certain lot, tract or parcel of land being Lot 4, Green Acres Subdivision in the Upper Jesse Fisher Survey, A-300, according to the plat of said subdivision duly recorded in Volume 472, Page 315, Deed Records of Hill County Texas, and being the same and identical property described in a deed from Ruth M. Reece to Paul A. Reece, recorded in Volume 1321, Page 581, Deed Records of Hill County Texas.

The address of this property is 808 Mill Street, Itasca TX, 76055.