

NOTICE OF TRUSTEE'S SALE

DATE: October 8, 2025

DEED OF TRUST

Date: February 22, 2011

Grantor: Dean Durham
2547 Buffalo Ave
Buffalo, TX 75831

Amanda S. Durham
10823 N US Hwy 75
Buffalo, TX 75831

Beneficiary: Boykin Financial Services, LLC
PO Box 71
Wellborn, TX 77881

Substitute Trustee: Deborah L. Lemons
PO Box 715
Centerville, TX 75833

Recording Information: Volume 1464, Page 229, Official Records of Leon County, Texas, said lien assigned in instrument recorded in Volume 1692, Page 110, Official Records of Leon County, Texas.

Property:

FIRST TRACT: 10.95 Acres of land in the JONATHAN HUNT SURVEY, A-391, and the W.L. POWERS SURVEY, A-696, in Leon County, Texas, as more fully described in aforementioned documents.

SECOND TRACT: The non-exclusive rights of ingress and egress over and across that certain sixty foot (60') wide road easement described in and conveyed by the deed from Jennie Kerr, et al, to Suzanne Bearnth, Trustee dated April 1, 2008 and recorded in Volume 1356, Page 568 of the Official Records of Leon County, Texas, to which instrument and its record reference is being here made for a detailed description of said easement.

Note

Date: February 22, 2011

Amount: \$59,500.00

FILED

9:57am

OCT 10 2025

AMY KAISER
CLERK OF COUNTY CLERK
LEON COUNTY, TEXAS

Debtor: Dean Durham and Amanda S. Durham

Holder: Boykin Financial Services, LLC

DATE OF SALE OF PROPERTY: November 4, 2025

EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM

LOCATION OF SALE: Centerville, Texas, at the Leon County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.


DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on October 8, 2025 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS

