

23-124198

FEB 27 2025

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: June 25, 2007	Original Mortgagor/Grantor: JOE K. RUBARTS AND SHIRLEY K. RUBARTS
Original Beneficiary / Mortgagee: JUDITH O. SMITH MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CELINK
Recorded in: Volume: 1621 Page: 288 Instrument No: 10570	Property County: HUNT
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$222,000.00, executed by SHIRLEY K. RUBARTS and JOE RUBARTS and payable to the order of Lender.

Property Address/Mailing Address: 1589 COUNTY RD 1035, GREENVILLE, TX 75401

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, A PART OF THE JULIET PORTER SURVEY, ABST. NO. 819 AND ABOUT 8 MILE NORTHERLY FROM GREENVILLE AND BEING THE 13.667 ACRES DESCRIBED IN A DEED FROM GRIZZELL TO J.E. PRINCE AND WIFE PER DEED IN VOL. 802, PAGE 646 OF HUNT COUNTY DEED RECORDS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY S.E. CORNER OF SAID GRIZZELL TO PRINCE LAND, SAID POINT BEING ALSO THE S.E. CORNER OF 10 ACRES CONVEYED FROM HAYES TO MCKAY PER VOL. 642, PAGE. 358 OF HUNT COUNTY DEED RECORDS, SAID POINT BEING AT THE INTERSECTION WITH CENTER OF CREEK WITH FENCE LINE IN CENTER OF OLD ABANDONED ROADWAY,

AN IRON STAKE FOR MARKER AT FENCE CORNER ON E. BANK OF CREEK; THENCE WEST AND ALONG FENCE AND PROPERTY LINE 423 FEET TO IRON STAKE FOR CORNER AT FENCE INTERSECTION; THENCE N. 16 DEG 30 MIN. W. AND ALONG OLD FENCE AND HEDGEROW 457 FEET TO IRON STAKE FOR CORNER AT CORNER FENCE POST; THENCE WEST AND ALONG FENCE LINE 193 FEET TO CORNER FENCE POST FOR CORNER; THENCE NORTH AND ALONG CHAIN LINK FENCE MARKING W.BDRY OF PRINCE LAND AND ALSO W. BDRY OF 3.732 ACRES CONVEYED FROM REISOR TO MCKAY TO CORNER AT CENTER OF PUBLIC ROAD, AN IRON STAKE FOR CORNER, AND SAID POINT BEING FURTHER IDENTIFIED AS BEING MOST WESTERLY N.W. CORNER OF PRINCE LAND AND N. W. CORNER OF 3.732 ACRES CONVEYED FROM REISOR TO MCKAY PER DEED IN VOL. 642, PAGE 357 OF HUNT COUNTY DEED RECORDS; THENCE EAST ALONG ROAD AND ALONG OLD FENCE LINE 423 FEET MORE OR LESS TO CORNER FENCE POST FOUND IN PLACE FOR CORNER;

THENCE NORTHERLY AND ALONG OLD EXISTING FENCE LINE 335.15 FEET TO CORNER, AN IRON STAKE IN FENCE FOR MARKER; THENCE EASTERLY AND ALONG OLD EXISTING FENCE LINE 520 FEET TO CORNER AT INTERSECTION WITH CENTER OF CREEK, AN IRON STAKE IN FENCE ON W. BANK OF CREEK OF MARKER; THENCE SOUTHERLY ALONG SAID CREEK WITH ITS MEANDERS (A DISTANCE OF ABOUT



1100 FEET IN SOUTHERLY DIRECTION) TO THE PLACE OF BEGINNING, AND CONTAINING 13.667 ACRES OF LAND.

Date of Sale: April 1, 2025

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CELINK*, the owner and holder of the Note, has requested Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *CELINK* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink, appearing to read "Randy Daniel", is written over a horizontal line.

SUBSTITUTE TRUSTEE

Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris,
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112