

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.

Notice of Foreclosure Sale

1. *Property to Be Sold.* The Property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in Hunt County, Texas being fully described in the Exhibit "A" attached hereto and made a part hereof as though fully copied herein.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust executed by Joanne C. Wagner, dated November 24, 2008 to Lee A. Clark, Trustee for Beneficiaries, Jeffery B. Jones and wife, Christina Jones, recorded under Volume 1815, Page 101, Official Public Records of Hunt County, Texas.

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

Date: May 6, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: North steps of courthouse, including hallway area 20 feet inside north door on second floor, located at 2507 Lee Street, Greenville, Texas or as designated by the County Commissioners.

The Deed of Trust permits the Beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

The Beneficiaries have duly appointed in writing, by an Appointment of Substitute Trustee dated January 8, 2025, filed of record under Document No. 2025-05550, Official Public Records of Hunt County, Texas, Larry W. Green, Jr., and his assigns, as Substitute Trustee under the Deed of Trust.

FILED FOR RECORD
at 3:36 o'clock P M

APR 01 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiaries thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable Property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiaries have 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Joanne C. Wagner.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) Note in the original principal amount of \$48,500.00, executed by Joanne C. Wagner, and payable to the order of Jeffery B. Jones and wife, Christina Jones, and (b) all renewals and extensions of the Note. Jeffery B. Jones and wife, Christina Jones are the current holders of the Obligations and are the Beneficiaries under the Deed of Trust.

As of April 1, 2025, there was owed \$44,324.05 plus interest which has accrued under the terms of the Note, late fees and reasonable attorney fees reimbursable to the current holder under the Note and/or Deed of Trust and the delinquent ad valorem real property taxes for the year 2024.

Questions concerning the sale may be directed to the undersigned or to the Beneficiaries at 2608 Eastland Avenue, Suite 208, Greenville, Texas 75402.

If you are a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (Title 11 of the United States Code) you should promptly notify the Trustee and the Beneficiaries at the address set forth in this Notice. If you provide the Trustee with the Bankruptcy Case Number, no further action will be taken to enforce the lien described in this Notice. In addition, all of Beneficiaries claims, demands, and accruals regarding the Obligations as defined in this Notice, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the Beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiaries may appoint another person substitute Trustee to conduct the sale.

Dated: April 1, 2025



Larry W. Green, Jr., Substitute Trustee
Pemberton and Green
2507 Washington Street
Greenville, Texas 75401
(903) 455-1876
(903) 455-1710 (facsimile)

“EXHIBIT A”

~~All that certain lot, tract, or parcel of land situated in the City of Greenville, Hunt County, Texas, and being~~
known as all of Lot 1 at Part of Lot 2, Block 12 of the Amended Pollard Addition to the City of Greenville,
Hunt County, Texas, according to the Plat thereof recorded in Volume 564 Page 455 of the Deed Records of
Hunt County, Texas, and also being known as that tract of land described in a Warranty Deed from James
Gregory Oliver to Robin Elaine Oliver as recorded in Volume 388 Page 905 of the Real Property Records of
Hunt County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the South line of Stanford Street at the northwest corner of
the above cited Oliver tract, said point also being the Northeast corner of a tract of land described in a
Warranty
Deed from the Secretary of Veterans Affairs to Tommy Wayne Jones as recorded in Volume 187 Page 535
of the Real Property Records of Hunt County, Texas;

THENCE EAST (Directional Control Line) along the South line of Stanford Street a distance of 149.92 feet to
a 1/2" iron rod set for corner at the intersection of the South line of Stanford Street and the West line of Third
Street;

THENCE S 01 deg 10' 09" E along the West line of Third Street a distance of 83.76 feet to a 1/2" iron rod set
for corner at the Southeast corner of said Oliver tract, said point also being the Northeast corner of a tract of
land
described in a Deed from Charlie Ray Shepard, et ux, to Carl Roddy, et ux, as recorded in Volume 718 Page
513 of the Deed Records of Hunt County, Texas;

THENCE S 88 deg 27' 03" W along the South line of said Oliver tract and the North line of the above cited
Roddy tract a distance of 153.31 feet to a 1/2" iron rod set for corner at the Southwest corner of said Oliver
tract, said
point being in the East line of the above cited Jones tract;

THENCE N 01 deg 07' 23" E along the West line of said Oliver tract and the East line of said Jones tract a
distance of 85.23 feet to the POINT OF BEGINNING and containing 0.29 acres of land.