

Notice of Foreclosure Sale

FILED FOR RECORD
at 9:39 o'clock A M

September 8, 2025

SEP 16 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *gkinjo*

Deed of Trust ("Deed of Trust"):

Dated: September 19, 2019

Grantor: James Michael Rusheon and Carla Michelle Rusheon

Trustee: L. Scott Horne

Lender: REI BlueKey, LLC

Recorded in: Instrument No. 2019-15864 of the real property records of Hunt County, Texas

Legal Description: See Exhibit A

Property Address: 1049 County Road 2266, Quinlan, TX 75474

Secures: Promissory Note ("Note") in the original principal amount of \$158,000.00, executed by James Michael Rusheon and Carla Michelle Rusheon ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to TexasBank ("Beneficiary") by an instrument dated June 8, 2022, recorded in Instrument No. 2022-21639 of the real property records of Hunt County, Texas

Substitute Trustee: Craig C. Lesok

Substitute Trustee's
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if

the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

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 TexasBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TexasBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TexasBank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by TexasBank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute Trustee.

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.

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.



Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446



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EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the ANDREW LYDAY SURVEY, ABSTRACT NO. 599, Hunt County, Texas, and being all of a 3.00 acres tract of land as described in a Warranty deed from Michele Clark Haines to Cesar Linares and Cristina Linares, dated May 24, 2010 and being recorded in Document no. 2010-6058 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in County Road 2266, at the southeast corner of said 3.00 acres tract of land and also being the northeast corner of a 267.354 acres tract of land as described in a Warranty deed from Highway 34 Properties, LLC to Nick J. Kollasch and Cindy R. Kollasch, dated March 10, 2004 and being recorded in Volume 1136, Page 416 of the Official Public Records of Hunt County, Texas;

THENCE N. 89 deg. 33 min. 00 sec. W., at 18.30 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 424.70 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc" found for corner;

THENCE N. 00 deg. 45 min. 50 sec. E. a distance of 305.30 feet to a 3/8" iron rod found for corner at the southwest corner of a 2.00 acres tract of land as described in a Warranty deed from Michele Haines to Ben Lamour, dated June 24, 2010 and being recorded in Document no. 2010-8065 of the Official Public Records of Hunt County, Texas;

THENCE N. 89 deg. 53 min. 18 sec. E., at 402.80 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 424.31 feet to a point in the center of County Road 2266;

THENCE S. 00 deg. 41 min. 04 sec. W. along the center of said road, a distance of 309.45 feet to the POINT OF BEGINNING and containing 3.00 acres of land