

APR 09 2026

23-124198

Notice of Substitute Trustee's Sale

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

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)**

<b>Deed of Trust Date:</b> June 25, 2007	<b>Original Mortgagor/Grantor:</b> JOE K. RUBARTS AND SHIRLEY K. RUBARTS
<b>Original Beneficiary / Mortgagee:</b> JUDITH O. SMITH MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> CELINK
<b>Recorded in:</b> <b>Volume:</b> 1621 <b>Page:</b> 288 <b>Instrument No:</b> 10570	<b>Property County:</b> HUNT
<b>Mortgage Servicer:</b> COMPU-LINK CORPORATION D/B/A CELINK	<b>Mortgage Servicer's Address:</b> 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 K. 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:** SITUATED IN THE STATE OF TEXAS AND THE COUNTY OF HUNT, BEING PART OF THE JULLET PORTAR SURVEY, ABSTRACT NO. 519, BEING PART OF A TRACT OF LAND CONVEYED TO JOE K. RUBARTS, SR. AND WIFE, SHIRLEY K. RUBARTS BY DEED RECORDED IN VOLUME 830, PAGE 854 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND THESE PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 1035, BEING IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO EVANGELYN JORDAN BY DEED RECORDED IN VOLUME 314, PAGE 71 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, MARKING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MICHAEL E. ODENEAL AND WIFE, KATHLA K. ODONEAL BY DEED RECORDED IN VOLUME 941, PAGE 244 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND THE NORTHWEST CORNER OF SAID PREMISES;

THENCE WITH THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 1038 AND THE NORTH LINE OF SAID PREMISES AS FOLLOWS:

- SOUTH 81 DEGREES 45 MINUTES 17 SECONDS EAST, 88.67 FEET TO A 1/2 INCH IRON ROD SET;
- SOUTH 74 DEGREES 08 MINUTES 03 SECONDS EAST, 111.33 FEET TO A 1/2 INCH IRON ROD SET;
- SOUTH 70 DEGREES 58 MINUTES 17 SECONDS EAST, 435.42 FEET TO A 1/2 INCH IRON ROD SET;
- SOUTH 72 DEGREES 18 MINUTES 46 SECONDS EAST, 253.22 FEET TO A 1/2 INCH IRON ROD SET;
- SOUTH 74 DEGREES 13 MINUTES 43 SECONDS EAST, 79.68 FEET TO A 1/2 INCH IRON ROD SET;
- SOUTH 77 DEGREES 33 MINUTES 13 SECONDS EAST, 67.67 FEET TO A "X" CUT SET IN CONCRETE, THE WEST LINE OF A TRACT OF LAND CONVEYED TO DAVID PRESTON HOPEWELL BY DEED RECORDED IN



VOLUME 883, PAGE 191 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, MARKING THE INTERSECTION OF SAID ROAD AND THE CENTERLINE OF SABINE CREEK AND THE NORTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE CENTERLINE OF SAID CREEK, THE WEST LINE OF SAID HOPEWELL TRACT AND THE EAST LINE OF SAID PREMISES AS FOLLOWS:

SOUTH 18 DEGREES 04 MINUTES 15 SECONDS WEST, 127.71 FEET TO A POINT;

SOUTH 00 DEGREES 42 MINUTES 12 SECONDS EAST, 86.97 FEET TO A POINT;

SOUTH 43 DEGREES 18 MINUTES 38 SECONDS EAST, 52.85 FEET TO A POINT;

SOUTH 07 DEGREES 21 MINUTES 28 SECONDS WEST, 39.42 FEET TO A POINT;

SOUTH 66 DEGREES 26 MINUTES 48 SECONDS WEST, 35.65 FEET TO A POINT;

NORTH 86 DEGREES 07 MINUTES 28 SECONDS WEST, 74.63 FEET TO A POINT;

NORTH 65 DEGREES 24 MINUTES 54 SECONDS WEST, 107.65 FEET TO A POINT;

SOUTH 76 DEGREES 56 MINUTES 44 SECONDS WEST, 72.72 FEET TO A POINT;

SOUTH 34 DEGREES 40 MINUTES 44 SECONDS WEST, 72.35 FEET TO A POINT;

SOUTH 18 DEGREES 13 MINUTES 15 SECONDS EAST, 31.63 FEET TO A POINT IN SAID CREEK MARKING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO KATHY A. DAYBERRY BY DEED RECORDED IN VOLUME 443, PAGE 127 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE NORTH LINE OF SAID DAYBERRY TRACT AND THE SOUTH LINE OF SAID PREMISES, WEST, PASSING A 1/2 INCH IRON ROD SET AT A DISTANCE OF 21.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 411.30 FEET TO A 1/2 INCH IRON ROD SET, IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO B. ALLEN BRIGGS BY DEED RECORDED IN VOLUME 845, PAGE 337 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, MARKING THE NORTHWEST CORNER OF SAID DAYBERRY TRACT AND THE SOUTHWEST CORNER OF SAID PREMISES;

THENCE WITH THE EAST LINE OF SAID BIGGS TRACT, THE EAST LINE OF A TRACT OF LAND CONVEYED TO KATHY STOKES BY DEED RECORDED IN VOLUME 1214, PAGE 608 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND THE WEST LINE OF SAID PREMISES, NORTH 05 DEGREES 13 MINUTES 09 SECONDS WEST, 243.08 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID STOKES TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HOWARD T. OWENS AND WIFE, BETTY S. OWENS BY DEED RECORDED IN VOLUME 792, PAGE 642 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID OWENS TRACT AND THE WEST LINE OF SAID PREMISES, NORTH 13 DEGREES 41 MINUTES 59 SECONDS WEST, 208.47 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID OWENS TRACT AND AN ELL CORNER OF SAID PREMISES;

THENCE WITH THE NORTH LINE OF SAID OWENS TRACT AND THE SOUTH LINE OF SAID PREMISES, NORTH 89 DEGREES 25 MINUTES 38 SECONDS WEST, 193.70 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID ODENEAL TRACT AND THE NORTHERLY MOST WESTERLY SOUTHWEST CORNER OF SAID PREMISES;

THENCE WITH THE EAST LINE OF SAID ODENEAL TRACT AND THE WEST LINE OF SAID PREMISES, NORTH, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 189.72 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.43 ACRES OF LAND.

**Date of Sale: May 05, 2026**

**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.

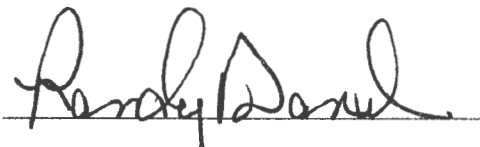
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CELINK*, the owner and holder of the Note, has requested Randy Daniel or Cindy Daniel or Liz Hach 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 that reads "Randy Daniel". The signature is written in a cursive style and is positioned above 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