

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 01/06/2026

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of McCulloch County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/7/2007 and recorded in the real property records of McCulloch County, TX and is recorded under Clerk's File/Book 373, Page 508, with Billy Jack Cauble and Gean Cauble (grantor(s)) and United States of America acting through the Rural Housing Service or Successor agency, United States Department of Agriculture mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Billy Jack Cauble and Gean Cauble, securing the payment of the indebtedness in the original amount of \$91,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Secretary, United States Department of Agriculture, Rural Development is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF MCCULLOCH, STATE OF TEXAS:

BEING THE SOUTHWEST PART OF BLOCK NO. 155, LUHR ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 27, PAGE 323, DEED RECORDS, MCCULLOCH COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE SET FOR THE SOUTHWEST CORNER OF BLOCK NO. 155;

THENCE NORTH WITH THE WEST LINE OF SAID BLOCK 90 FEET TO A STAKE;

THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, 100 FEET TO A STAKE;

THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK, 90 FEET TO A STAKE;

THENCE WEST WITH THE SOUTH LINE OF SAID BLOCK AND THE NORTH LINE OF WEST 8TH STREET 100FEET TO THE PLACE OF BEGINNING.

POSTED

NOV 13 2025

Christine A. Jones
McCulloch, County Clerk

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Dawson's Realty & Mortgages, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Secretary, United States Department of Agriculture, Rural Development
1293 Whisperwood Lane
Lawrenceville, GA 30043

 11-13-2025

SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC, or AUCTION.COM
LLC, or T. Reynolds Rossington, Martha Rossington,
Kim Anderson, Ron Anderson, Jay Jacobs, Alexis
Mendoza or Kevin Key or Kirk Schwartz, Esq., or
Carson Emmons, Esq., or Justin Ritchie, Esq., or
Jeffrey Kramer, Esq., c/o Albertelli Law
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is T. Reynolds Rossington, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 13, 2025 I filed at the office of the McCulloch County Clerk and caused to be posted at the McCulloch County courthouse this notice of sale.


Declarants Name: T. Reynolds Rossington
Date: 11-13-2025

POSTED

NOV 13 2025

Christine A. Jones
McCulloch, County Clerk