Appointment of Substitute Trustee and 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.

FILED FOR RECORD
25 MAY -1 AM 8:56
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY _____ DEPUTY

THE STATE OF TEXAS
COUNTY OF COOKE

Date of Sale: Tuesday, June 3, 2025

Earliest Time sale Will Begin: 10:00 a.m.

Place of Sale: Cooke County Courthouse, 101 Dixon, Gainesville, TX 76240 OR AS DESIGNATED BY THE COUNTY COMMISSION'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.022 OF THE TEXAS PROPERTY CODE

Property Address:
2916 County Rd. 220
Gainesville, TX 76240

Legal Description: See Exhibit "A" attached

Debtors: Wes Dobransky and Tina Dobransky

Current Mortgagee: JL Breault Family Trust

Original Mortgagee: Linken Real Estate, LP

1. **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 the Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.. The sale will begin at the earliest time stated above or within three (3) hours after that time.

2. **Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust lien dated April 30, 2024 and recorded in Document Number 2024-2868 real property records of COOKE County, Texas on May 1, 2024, with WES DOBRANSKY AND TINA DOBRANSKY as Grantors and Greg Bertrand as original Trustee.

3. **Obligations Secured**: Deed of Trust dated April 30, 2024 executed by WES DOBRANSKY AND TINA DOBRANSKY, securing the payment of the indebtedness in the original principal amount of $402,300, and obligations therein described including but not limited to, the promissory note and all modifications, renewals and extensions of the promissory note. JL Breault Family Trust is the current mortgagee of the note and the Deed of Trust.

4. **Substitute Trustee**: GREG BERTRAND and DEAC CAUFIELD; 1278 FM 407, Ste 109, Lewisville, TX 75077

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.

The Current mortgagee under the Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead GREG BERTRAND AND DEAC CAUFIELD as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the Deed of Trust, and, further, does hereby request, authorize and instruct Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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 JL Breault Family Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, current Mortgagee JL Breault Family Trust, the owner and holder of the Note, have requested Substitute Trustee to sell the Property. The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JL Breault Family Trust's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JL Breault Family Trust's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

NOW, THEREFORE, NOTICE IS HEREBY 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 JL Breault Family Trust 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.

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.

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Witness my hand, April 30, 2025

BERTRAND LAW FIRM, PC

By:_____
GREG BERTRAND
Agent/attorney for Mortgagee and
Substitute trustee

STATE OF TEXAS)(
COUNTY OF DENTON)(

Before me, the undersigned notary public, the undersigned officer, on this the 30 day of April, 2025, personally appeared GREG BERTRAND, known to me, who identified himself to be the managing attorney of BERTRAND LAW FIRM, PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated. Witness my hand and official seal.

_____
Notary Public, State of Texas

JOSHUA GOLDBERG
Notary Public
STATE OF TEXAS
NOTARY ID # 134989048
My Comm. Expires 07-12-2028

Exhibit "A"

LEGAL DESCRIPTION OF THE PROPERTY

SITUATED IN THE COUNTY OF COOKE, STATE OF TEXAS, BEING A PART OF THE HIRAM WALKER SURVEY, ABSTRACT NO. 1082 AND THE L. C. GIBBS SURVEY, ABSTRACT NO. 432, CONTAINING 10.000 ACRES OF LAND, BEING PART OF TRACTS 14 AND 15(A), A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO SHASTEEN ENTERPRISES, LLC AS RECORDED IN VOLUME 1874, PAGE 84, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREIN AS FOLLOWS:

COMMENCING at a 1/2-inch bent Iron Rod found for corner in County Road 220 (a public road), same being the Northwest corner of said Tract 14;

THENCE with the North line of herein described tract, along said County Road 220, THE FOLLOWING TREE (3) COURSES AND DISTANCES:

1. South 78°00'26" East, a distance of 380.56 feet to a PK nail set, same being the POINT OF BEGINNING;
2. South 78°00'26" East, a distance of 152.42 feet to a Northeast corner of said Tract 14, same being the west line of said Tract 15 (A), from which Point a 5/8-inch Bent Iron Rod found bears North 78°00'26" West, a distance of 37.97 feet;
3. South 77°59'46" East, a distance of 256.81 feet to a set PK Nail;

THENCE departing said County Road 220 and same being over and across said TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. South 00°26'05" East, a distance of 1047.41 feet to a Point;
2. South 89°59'37" West, a distance of 399.65 feet to a set 1/2-inch Iron Rod with a red plastic cap stamped "AAAA Plus Surveyors";
3. North 00°26'05" West, a distance of 1132,54 feet to the POINT OF BEGINNING and containing 10.000 acres or 435,600 square feet more or less.