

F20250021

SERVBANK, N.A. (MYS)
GOEN, JOSHUA
337 COUNTY ROAD 692, SEAGRAVES, TX 79359

CONVENTIONAL
Firm File Number: 24-041398

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 3, 2014, JOSHUA GOEN AND BETHANY GOEN, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BARRY H. ORR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of TERRY COUNTY, TX and is recorded under Clerk's File/Instrument Number 266380 Volume 878, Page 6, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, November 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in TERRY COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Terry, State of Texas:

A 4.275 ACRE TRACT OF LAND LOCATED IN THE WEST 100 ACRES OF THE EAST 200 ACRES OF THE WEST 360 ACRES OF SECTION 20, BLOCK C-34, PUBLIC SCHOOL LAND, TERRY COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 69.865 ACRE TRACT OF LAND DESCRIBED IN THE CONTRACT OF SALE BETWEEN THE VETERAN'S LAND BOARD AND EARNEST B. HICKS DATED JULY 2, 1959, AND RECORDED IN VOLUME 239, PAGE 53, OF THE TERRY COUNTY DEED RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A MASONRY NAIL AND SHINER FOUND IN AN EAST-WEST PAVED COUNTY ROAD AND IN THE SOUTH LINE OF THE SAID SECTION 20, FOR THE SOUTHEAST CORNER OF THE SAID 69.865 ACRE TRACT, AND FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2" IRON ROD WITH ALUMINUM CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 20 BEARS WEST A DISTANCE OF 6092.1 FEET;

THENCE WEST ALONG SAID PAVED ROAD AND THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 566.1 FEET TO A MASONRY NAIL AND SHINER FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN 2 ACRE TRACT OF LAND DESCRIBED IN VOLUME 6 PAGE 361 OF THE SURVEY RECORDS OF TERRY COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NO 05°30"E., ALONG THE EAST LINE OF SAID 2 ACRE TRACT AND A WEST LINE OF SAID 69.865 ACRE TRACT, AT A DISTANCE OF 40.0 FEET PASS A SET 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", AND AT 306.9 FEET PASS THE NORTHEAST CORNER OF SAID 2 ACRE TRACT AND AN INTERIOR CORNER OF SAID 69.865 ACRE TRACT, IN ALL A DISTANCE 329.0 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "RL SMITH RPLS 3906" FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST, A DISTANCE OF 566.1 FEET TO THE EAST LINE OF SAID 69.865 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S.0 05°30"W., ALONG SAID EAST LINE, A DISTANCE OF 329.0 FEET TO THE PLACE OF BEGINNING.

Property Address: 337 COUNTY ROAD 692
SEAGRAVES, TX 79359
Mortgage Servicer: SERVBANK, N.A.
Mortgagee: SERVBANK, SB
3138 E ELWOOD STREET
PHOENIX, AZ 85034

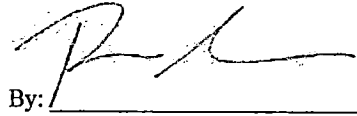
VOL 25, Pg 45

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.

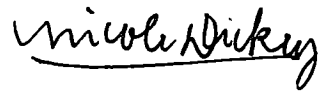
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE
Auction.com LLC
1 Mauchly
Irvine, CA 92618

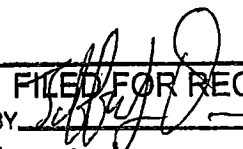
WITNESS MY HAND this day September 22, 2025.

By: 

Ronny George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
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Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Servbank, SB



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 military service to the sender of this notice immediately.

FILED FOR RECORD	
BY 	
9:47 O'CLOCK	OCT 02 2025 A ^M
COUNTY CLERK-TERRY COUNTY, TEXAS	