

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON MAY 7, 2024.**

**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.**

1. Property To Be Sold. The property to be sold is described as follows:

Legal Description: A1057 THWEATT JASPER, TRACT 18, ACRES 1; ALSO KNOWN AS BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE THWEAT SURVEY, ABSTRACT NO. 1957, ABOUT 8 MILES NE OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF THE SAME LAND DESCRIBED IN A DEED FROM HOUSTON TO HOUSTON OF RECORD IN VOLUME 463, PAGE 142, HUNT COUNTY DEED RECORDS, AND BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET FOR THE NWC OF A ONE ACRE TRACT SOLD TO GLEN SMITH BY MARY HOUSTON; THENCE SOUTH 00 DEG. 08' WEST, 291.5 FEET TO AN IRON PIN; THENCE WEST 148.38 FEET TO AN IRON PIN; THENCE NORTH 00 DEG. 43' EAST, 291.5 FEET TO AN IRON PIN SET IN THE SOUTH ROW LINE OF A ROAD; THENCE EAST 150.5 FEET WITH THE SOUTH ROW LINE OF ROAD TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.000 ACRE OF LAND.;

Street Address: 2124 County Road 4308, Greenville, TX 75401; and

Tax Account Number: 36557.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

FILED FOR RECORD

at the following date, 2:51 P M

MAR 15 2024

Jerry L. Ashford, Sr. and Tiffany Ashford  
Acct.: 130001SEC

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *B. King*

Date: May 7, 2024

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The common area at the base of the central stairway on the second floor inside the courthouse or the base of the north steps outside of the courthouse in the event the courthouse is closed, or as otherwise designated by the County Commissioners.

The deed of trust/contract for foreclosure of tax lien permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

4. Type of Sale. The sale is a non-judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by


the deed of trust/contract for foreclosure of tax liens executed by Jerry L. Ashford, Sr. and Tiffany Ashford. The deed of trust is dated January 10, 2013 and is recorded in the office of the County Clerk of HUNT County, Texas, under Clerk's Document No. 2013-714 in the Official Public Records of HUNT County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$10,021.21 executed by Jerry L. Ashford, Sr. and Tiffany Ashford, now payable to the order of FNA 2019-1, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Jerry L. Ashford, Sr. and Tiffany Ashford to FNA 2019-1, LLC. FNA 2019-1, LLC's address is **7200 N. MoPac Expy., Ste. 120, Austin, TX 78731. FNA 2019-1, LLC is the current owner and holder of the Obligations and is the beneficiary under said Deed of Trust.**

Questions concerning the sale may be directed to the counsel for the beneficiary: Dylan Schultz with address of 7200 N MoPac Expy., Suite 310, Austin, Texas, 78731, phone number of 512-346-6011 and e-mail address of [Dylan@SRBSLaw.com](mailto:Dylan@SRBSLaw.com).

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy and Dylan Schultz (7200 N MoPac Expy., Suite 310, Austin, Texas, 78731), and JIM MILLS, SUSAN MILLS, ED HENDERON, TONY HULSEY, LARRY PENNINGTON, ASHLEY HAMMONS, SUSAN ZACHARY, ANDREW MILLS-MIDDLEBROOK, LAURAN HOLCOMB (9130 Jollyville Rd., STE 100-21, Austin, TX 78759 and P.O. Box 9932, Austin, TX 78766), any to act, in part or in whole as to the functions and rights of the trustee under said deed of trust, as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as a substitute trustee to conduct the sale.

DATED: March 6, 2024

  
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Dylan Schultz, Substitute Trustee and  
Attorney for FNA 2019-1, LLC  
Texas Bar No. 24103529  
Bellamy & Schultz, PLLC  
7200 N MoPac Expy., Suite 310  
Austin, Texas 78731  
(512) 346-6011  
(512) 346-6005 (Facsimile)  
[Dylan@SRBSLaw.com](mailto:Dylan@SRBSLaw.com)