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## NOTICE OF FORECLOSURE SALE

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Property:** Lots 131, 132, 133, 136, 157, 158, 159 of Section 2 of the Woodland Acres Subdivision of San Augustine County, Texas as more fully described in the attached Exhibit A.

**Deed of Trust** (The term "Deed of Trust" herein shall mean the Deed of Trust described below as so modified, renewed, and/or extended):

**Dated:** May 7, 2021  
**Substitute Trustee:** KENNETH D. DEPPISCH  
515 North Street  
Nacogdoches, Texas 75961

FILED FOR RECORD *+Posted*  
*April 1, 2025*  
AT *1:25* O'CLOCK *P* M  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY *Rhonda Perry*  
DEPUTY

**Grantor:** TEXAS ACADEMY OF SPORTS MEDICINE LLC  
**Beneficiary:** JAMES WRAY AND WIFE, EDIE WRAY (hereafter "Lender")  
**Recorded in:** Volume 427, Page 278 of the Official Public Records of San Augustine County, Texas.  
**Property Address:** Lots 131, 132, 133, 136, 157, 158, 159 of Section 2 of the Woodland Acres Subdivision of San Augustine County, Texas as more fully described in the attached **Exhibit A**.

**Legal Description:** See attached **Exhibit A**.

**Note Secured by Deed of Trust:** (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended):

**Date:** May 7, 2021  
**Original Principal Amount:** \$45,000.00  
**Maker:** TEXAS ACADEMY OF SPORTS MEDICINE LLC  
**Lender:** JAMES WRAY AND WIFE, EDIE WRAY  
**Property:** All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

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**Sale Location:**

The Stripling Pavilion on the courthouse square in San Augustine, Texas, or as designated by the San Augustine County Commissioner's office or in the area designated by the San Augustine County Commissioner's court, pursuant to Section 51.002 of the Texas Property Code.

**Sale Date:**

Tuesday, May 6, 2025

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 AM, or within three hours from that time.

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

**Opening Bid: \$32,829.31 by JAMES WRAY AND WIFE, EDIE WRAY**

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of rescission as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property

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Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

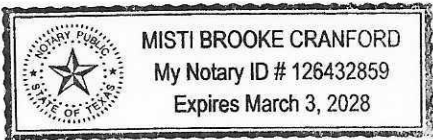
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

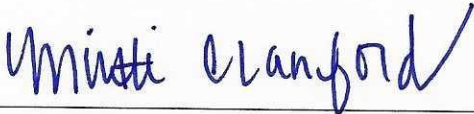
  
KENNETH D. DEPPISCH, Substitute Trustee

STATE OF TEXAS §

COUNTY OF NACOGDOCHES §

This instrument was ACKNOWLEDGED before me by Kenneth D. Deppisch as Substitute Trustee on March 31, 2025.



  
Notary Public, State of Texas

After recording, please return to: LOSTRACCO DEPPISCH PLLC, PO Box 631248, Nacogdoches, Texas 75963.

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Exhibit A

The following tracts or parcels including any improvements located thereon:

Tract One:

Being Lot #136 of Woodland Acres Subdivision, Section 2, as shown by plat of said subdivision, recorded in Volume 1, Page 23 of the Deed Records, San Augustine County, Texas.

Tract Two:

All that certain tract, lot or parcel of land, more or less, a part of the A. J. WRIGHT SURVEY, A 535, San Augustine County, Texas and being Lot 131 of the Woodland Acres Subdivision Section 2, recorded in Volume 1, Page 23, Deed Records, San Augustine County, Texas and being the land described in Deed from Roger J. Sobolik to Christopher F. Miller, dated January 1, 1991, recorded in Volume 272, Page 293, Real Property Records, San Augustine County, Texas.

Tract Three:

BEING Lots No. 132 and 133 of the Woodland Acres Subdivision, Section 2, as shown by plat of said subdivision, recorded in Volume 1, Page 23 of the Deed Records, San Augustine County, Texas, to which reference is here made, and being a part of the A. J. Wright Survey, Abstract No. 535, and being out of two tracts of land as described in a deed from Mrs. Ernest R. Sparks, et al, to Arnold Kuykendall and wife, Marguerite Kuykendall, dated March 18, 1969, and recorded in Volume 157, Page 463, Deed Records, said County, to which reference is made.

Tract Four:

All those certain three (3) lots or tracts of land located in San Augustine County, Texas, known as Lot Nos. 157, 158, and 159, of the Woodland Acres Subdivision, Section 2, as shown by plat of said subdivision, recorded in Volume 1, Page 23, of the Deed Records, San Augustine County, Texas, and being a part of the A. J. Wright Survey, A-535, and being three (3) of the four (4) lots described in a deed dated August 28, 1973 from Arnold Kuykendall and wife, Marguerite Kuykendall to E. E. Sargent and Alice Sargent, recorded in Volume 174, Page 617, Deed Records, San Augustine County, Texas, and also being the same land described in deed from E. E. Sargent and Alice Sargents, to Morris W. Riddle and Laura L. Riddle, dated June 23, 1997, and recorded in Volume 305, Page 639, Deed Records, San Augustine County, Texas.

FILED AND RECORDED  
REAL PROPERTY RECORDS  
On: Apr 01/2025 at 01:20P  
Document Number: 00085732  
Amount: 37.00  
HONORABLE Margo Noble  
COUNTY CLERK  
By  
Rhonda Perry, Deputy  
San Augustine County  
ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF  
COLOR OR RACE IS INVALID AND  
UNENFORCEABLE UNDER FEDERAL LAW.