

**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: September 06, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHEAST CORNER OF THE COURTHOUSE SQUARE (THE STRIPLING PAVILLION) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 17, 2009 and recorded in Document VOLUME 144, PAGE 0551 real property records of SAN AUGUSTINE County, Texas, with JEANNINE CULLUM, grantor(s) and SHELBY SAVINGS BANK, SSB, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JEANNINE CULLUM, securing the payment of the indebtednesses in the original principal amount of \$200,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SHELBY SAVINGS BANK, SSB is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SHELBY SAVINGS BANK, SSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SHELBY SAVINGS BANK, SSB  
P.O. BOX 78935  
CENTER, TX 75935

FILED FOR RECORD  
August 15 2022  
AT 9:45 O'CLOCK P M  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY Heather Depina  
DEPUTY



**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.**

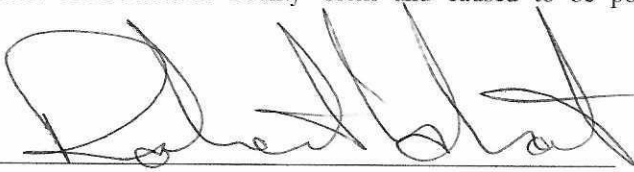
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Robert La Mont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 15, 2022 I filed at the office of the SAN AUGUSTINE County Clerk and caused to be posted at the SAN AUGUSTINE County courthouse this notice of sale.



Declarants Name: Robert La Mont

Date: August 15, 2022

**EXHIBIT "A"**

BEING 5.43 ACRES OF LAND, MORE OR LESS, A PART OF THE JOHN CLARK SURVEY A-77, SAN AUGUSTINE COUNTY, TEXAS, AND BEING A PART OF THE 130 ACRE TRACT DESCRIBED AS TRACT ONE IN DEED FROM GERTRUDE PAYNE, TO J.P. PAYNE, DATED APRIL 30, 1963, RECORDED IN VOL. 148, PAGE 84, DEED RECORDS, SAN AUGUSTINE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES.

BEING A DESCRIPTION TO A 5.43 ACRE TRACT OF LAND OUT OF AND A PART OF THE JOHN CLARK SURVEY, A-77, SAN AUGUSTINE COUNTY, TEXAS, BEING A PART OF TRACT ONE (130 ACRES) CONVEYED TO JAMES O. PAYNE, JANUARY 6, 1911 (44/199 DR) OF SAN AUGUSTINE COUNTY, TEXAS, SAID 5.43 ACRES BEING LOCATED EAST OF AND ADJOINS THE EAST R.O.W. LINE OF U.S. HWY. 96, BEING 1600 FT. SOUTH ALONG U.S. HWY. 96 FROM S.H. 147, DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING: AT A 1/2" IRON ROD SET FOR THE SWC OF THIS 5.43 ACRE TRACT IN THE EAST R.O.W. LINE OF U.S. HWY. 96 BEING IN THE SBL OF SAID 130 ACRE TRACT, BEING S 88 DEGREES 51' 10" W, ABOUT 2053 FT. FROM ITS SEC, A 18" RED OAK BRS. N 88 DEGREES 51' E, 4.5 FT.

THENCE: N 02 DEGREES 00' 00" E, 697.70 FT. ALONG THE EAST R.O.W. LINE OF U.S. HWY. 96 TO A 1/2" IRON ROD SET FOR THE NWC OF THIS 5.43 ACRE TRACT AT A FCP.

THENCE: S 87 DEGREES 40' 25" E, INTO SAID 130 ACRE TRACT AT 239.74 FT. CROSSING THE CENTERLINE OF AN R.E.A. TRANSMISSION LINE, AT A TOTAL DISTANCE OF 332.71 FT. TO A 1/2" IRON ROD SET FOR THE NEC OF THIS 5.43 ACRE TRACT.

THENCE: S 00 DEGREES 03' 55" W, 676.64 FT. TO A 1/2" IRON ROD SET FOR THE SEC OF THIS 5.48 ACRE TRACT IN A FENCE LINE, BEING THE SBL OF SAID 130 ACRE TRACT.

THENCE: S 88 DEGREES 51' 10" W, ALONG SAID FENCE AND SBL OF SAID 130 ACRE TRACT AT 114.55 FT. CROSSING THE CENTERLINE OF SAID R.E.A. TRANSMISSIONS LINE AND AT A TOTAL DISTANCE OF 356.09 FT. TO THE POINT OF BEGINNING CONTAINING 5.43 ACRES OF LAND.

FILED FOR RECORD  
August 15 2022  
AT 2:45 O'CLOCK P M  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY Heather Jenkins  
DEPUTY