



OCT 06 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Rachel Lamb Geeslin
County Clerk, Hamilton Co., Texas

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: November 4, 2024

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

Place: Hamilton County, Texas at the following location: **AT PUBLIC VENUE IN THE AREA DESIGNATED BY THE HAMILTON COUNTY COMMISSIONERS COURT PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR IF NO PLACE IS DESIGNATED BY THE COUNTY COMMISSIONERS COURT, THE SALE WILL BE CONDUCTED AT THE PLACE WHERE THE NOTICE OF TRUSTEE'S SALE WAS POSTED.**

2. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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 51.002 of the Texas Property Code, the property will be sold AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for the under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.
3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 3, 2018 and recorded in Document Number 20180015, Volume Number 529 and Page Number 480 real property records of Hamilton County, Texas, and subsequently assigned to Lana Strissel by Assignment of Lien dated August 14, 2025 recorded as Document Number 20251326, Volume Number 661 and Page Number 783 real property records of Hamilton County, Texas with Tony Whitehead, ("Borrower(s)") conveyed to Joy L. Alexander, Trustee.
4. **Appointment of Substitute Trustee:** In accordance with the Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has name and appointed, and by these presents does name and appoint Jaydan Smeenck, located at 10 N. Caddo St. #123 Cleburne, TX 76031, Substitute Trustee to act under and by virtue of said Deed of Trust.
5. **Obligations Secured:** Deed of Trust or Contract Lien executed by Tony Whitehead securing the payment of the indebtednesses in the original principal amount of \$33,200.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the Promissory Note. Joy L. Alexander as Trustee for Estate of Billy Joe Bullard, Deceased the mortgagee of the note subsequently assigned to Lana Strissel by Assignment of Lien dated August 14, 2025 the current mortgagee of the said Note and Deed of Trust or Contract Lien.
6. Default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and Leon Harris, the current owner and holder of the Note and the Deed of Trust lien and all other liens securing the Note, has requested the undersigned to sell the property to satisfy the Note.

POSTED

10.6.25

RS

7. **Property to Be Sold.** The property to be sold is described as follows:

All that certain lot, tract, or parcel of land being E. 165' of Lot Two (2), Block Thirty -Two (32) of the Wagner Addition to the Town of Hamilton, Hamilton County, Texas, being the same land described in Warranty Deed from Jessie Pat Buster and wife, Gloria Ann Buster to Russell Martin dated June 13, 2000, and recorded at Volume 326, Page 787 of the Real Property Records of Hamilton County, Texas. Also, being the same property described in a General Warranty Deed dated September 27, 2007, from Russell Martin to Sherry Bullard, recorded in Book 418, Page 909 of the Real Property Records of Hamilton County, Texas.

Also known as: **534 East Pierson St. Hamilton, TX 76531**

Jaydan Smeenk

Jaydan Smeenk
Substitute Trustee
10 N. Caddo St. #123
Cleburne, TX 76031

FILED and RECORDED

Instrument Number: 20251614 B: RP V: 664 P: 22

Filing and Recording Date: 10/06/2025 11:38:09 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.