

NO. _____ TIME 12:00 PM

Longhorn/Lee-MC&AM/11437

AUG 11 2025

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By 

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 11, 2025

NOTE:

DATE: October 11, 2023
AMOUNT: \$75,000.00
MAKER: Melvin Coy Lee and Amanda Marie Lee
PAYEE: Joe Brawner and Mary Brawner

DEED OF TRUST:

DATE: October 11, 2023
GRANTOR: Melvin Coy Lee and Amanda Marie Lee
BENEFICIARY: Joe Brawner and Mary Brawner
COUNTY WHERE PROPERTY IS LOCATED: Tyler
TRUSTEE: Thomas D. Fortenberry
RECORDING INFORMATION: Vol. 1345, page 926, Document No. 23-3927,
Official Public Records of Tyler County, Texas

PROPERTY: Being Lot No. Four Hundred twenty (420) and Lot No. Four Hundred Twenty One (421) of Wayward Wind Oasis, a Subdivision situated in Tyler County, Texas according to the plat thereof filed of record in the Office of the County Clerk of Tyler County, Texas, under Plat File No. 98, Plat Records, Tyler County, Texas, to which plat reference is herein made for all purposes.

LENDER/HOLDER NOW: Longhorn Money Services, LLC

BORROWER/DEBTOR NOW: Melvin Coy Lee and Amanda Marie Lee

SUBSTITUTE TRUSTEE: Donna Caddenhead or David Garvin or Penny Thornton or Sharon St. Pierre

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
September 2, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Donna Caddenhead or David Garvin or
Penny Thornton or Sharon St. Pierre,
Substitute Trustee