

OCT 02 2025

DQNECE GREGORY, COUNTY CLERK
By AKA TYLER COUNTY, TEXAS

24-256391

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: April 29, 2005	Original Mortgagor/Grantor: ANNIE COOK
Original Beneficiary / Mortgagee: BENEFICIAL TEXAS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 05-2630	Property County: TYLER
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$53,194.00, executed by ANNIE COOK and payable to the order of Lender.

Property Address/Mailing Address: 194 COUNTY ROAD 1028, WOODVILLE, TX 75979

Legal Description of Property to be Sold: FIELD NOTE DESCRIPTION OF A TRACT OF LAND IN THE E. L. JENNINGS SURVEY, ABSTRACT NO. 405, TYLER COUNTY, TEXAS, SAID TRACT OF LAND BEING OUT OF AND A PART OF A 26.217 ACRE TRACT DESCRIBED IN A DEED FROM LILA MARGARET MILLER JOHNSTON TO JIM V. MAHAN, ET UX, DATED OCTOBER 7, 1974, AND RECORDED IN VOLUME 326, PAGE 992, ET SEQ., DEED RECORDS OF TYLER COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER OF THE HERETOFORE DESCRIBED TRACT NO. 3 IN A NET AND BARB FENCE ON THE SOUTH LINE OF SAID 26.127 ACRE TRACT; THENCE, NORTH 0 DEGREES 56 MINUTES EAST ALONG THE EAST LINE OF TRACT NO. 4 A DISTANCE OF 105.00 FEET TO A 1 INCH STEEL ROD SET FOR THE NORTHEAST CORNER OF TRACT NO. 4 ON THE SOUTH RIGHT OF WAY LINE OF A 40 FOOT ROAD;

THENCE, SOUTH 89 DEGREES 04 MINUTES EAST ALONG THE SOUTH RIGHT OF WAY LINE OF A 40 FOOT ROAD A DISTANCE OF 125.00 FEET AND SET A 1 INCH STEEL ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 0 DEGREES 56 MINUTES WEST A DISTANCE OF 105.00 FEET AND SET A 1 INCH STEEL ROD IN A NET AND BARB FENCE AND THE SOUTH LINE OF SAID 26.127 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 04 MINUTES WEST ALONG A NET AND BARB FENCE AND THE SOUTH LINE OF SAID 26.127 ACRE TRACT A DISTANCE OF 125.00 TO THE POINT OF BEGINNING, AND



CONTAINING AN AREA OF 0.301 OF AN ACRE OF LAND, MORE OR LESS, AND BEING KNOWN AS TRACT NO. FOUR (4).

Date of Sale: November 4th, 2025	Earliest time Sale will begin: 1:00PM
---	--

Place of sale of Property: NORTH ENTRANCE TO THE SECOND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/Joseph Vacek
Joseph Vacek
Attorney for Select Portfolio Servicing, Inc.
State Bar No.: 24038848
jvacek@raslg.com
Robertson, Anschutz, Schneid, Crane & Partners,
PLLC / Attorney for Mortgagee
5601 Executive Dr, Suite 400
Irving, TX 75038
Telephone: 817-873-3080
Facsimile: (817)796-6079