

25-05239
239 ROBERTSON ST, LOLITA, TX 77971

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

SEE ATTACHED EXHIBIT A

Security Instrument: Deed of Trust dated August 28, 2020 and recorded on September 2, 2020 at Instrument Number 2020-02628 in the real property records of JACKSON County, Texas, which contains a power of sale.

Sale Information: February 3, 2026, at 10:00 AM, or not later than three hours thereafter, at the downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by WHITNEY SMID AND CHRISTY SMID secures the repayment of a Note dated August 28, 2020 in the amount of \$187,878.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

e 12:43
FILED 12/16/25

Katherine M. Respondek, Clerk of County Court

JACKSON COUNTY, TEXAS

BY *Jesseth Whetsel*



4860943

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Substitute Trustee(s): Megan Randle, Ebbie Murphy,
Robert Randle, Aarti Patel, Aleena Litton, Kathleen
Adkins, Evan Press, Auction.com LLC||Patsy
Anderson, Michelle Foltz, Debby Jurasek, Megan L.
Randle, Ebbie Murphy, Jennyfer Sakiewicz, Tiffany
Andresen, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309



Certificate of Posting

I, December, 2025, declare under penalty of perjury that on the 16 day of
requirements of JACKSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

0.57 OF AN ACRE
FIELDNOTE DESCRIPTION

STATE OF TEXAS

]

COUNTY OF JACKSON

]

EXHIBIT A

Being 0.57 of an acre situated in and a part of the S.W. One-Fourth (1/4) of Block Three West (3W) of Lolita Townsite as shown on the recorded plat in Slide 149-B of the Plat Records of Jackson County, Texas, and the same as that certain 0.57 acre tract of land described in a deed to Chandler and Sharon Thompson recorded in Volume 180, Page 22 of the Official Records of Jackson County, Texas. This 0.57 of an acre is more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the East line of Robertson Street for the Southwest corner of this 0.57 of an acre, also being the Southwest corner of said Thompson 0.57 acre tract and the Northwest corner of a 0.62 acre tract described in a deed from Kathy L. Peters to Jacob Wade Muncief recorded in Volume 591, Page 432 of the Official Records of Jackson County, Texas (Disk 01707);

THENCE, N 00 degrees, 00'00" E with the East line of Robertson Street a distance of 130.47 feet to the Northwest corner of this 0.57 of an acre, also being the Southwest corner of a tract of land described in a deed from Florence Hafernick Adamitts to L.J. Bertagnoli et ux recorded in Volume 69, Page 701 of the Official Records of Jackson County, Texas;

THENCE, S 90 degrees, 00'00" E with the common line of this tract and said Bertagnoli tract, at 1.78 feet passing a 3/4 inch iron rod found 1.45 feet South of line, continuing on the same course a TOTAL DISTANCE of 190.46 feet to a 5/8 inch iron rod found in the West line of a 20' wide utility easement described in a deed from William Olen Walker to Jackson County Water Control and Improvements District No. 1 recorded in Volume 300, Page 33 of the Deed Records of Jackson County, Texas, for the Northeast corner of this 0.57 of an acre, also being the Southeast corner of Bertagnoli tract;

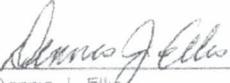
THENCE, S 00 degrees, 05'37" E with the common line of this tract and said easement a distance of 130.47 feet to a 5/8 inch iron rod found for the Southeast corner of this 0.57 of an acre, also being the Northeast corner of said Muncief tract, the Northwest corner of a 0.68 acre tract recorded in Volume 661, page 667 of the Deed Records of Jackson County, Texas, and the Southwest corner of a 0.31 acre tract recorded in Volume 234, Page 513 of the Official Records of Jackson County, Texas;

THENCE, S 90 degrees, 00'00" W (bearing reference line) with the common line of this tract and said Muncief tract a distance of 190.67 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.57 of an acre, and bearings are based on a deed recorded in Volume 180, Page 22 of the Official Records of Jackson County, Texas.

A survey plat accompanies this description

All bearings and distances are deed call unless otherwise noted

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey was made on the ground under my direction and supervision on August 03, 2020.


Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736
Job No. 6510
Firm Registration Number 10194034

8-04-20
Date

