

Received 11th day of March
in 2025, At 12:50 P.M.
JODI MORGAN
County Clerk, Milam County, Texas
By Joni Channing
Deputy

JAMES T. RUSSELL and JULIE RUSSELL, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Dwight L. Jobe, Mary E. Job
Shelby Jobe
S FM 1915 BUCKHOLTS TX 76518
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7778 47

Dwight L. Jobe, Mary E. Job
Shelby Jobe
12491 S FM 1915, Buckholts, Texas 76518
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7778 61

Dwight L. Jobe, Mary E. Job
Shelby Jobe
7777 Warren Parkway, Suite 350, Frisco, Texas 75034
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7778 85

Dwight L. Jobe, Mary E. Job
Shelby Jobe
8248 HORSESHOE BEND LANE, LAS VEGAS, NV, 89113 - 0127, USA
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7779 08

Dwight L. Jobe, Mary E. Job
Shelby Jobe
7702 E DOUBLETREE RANCH RD #300 , SCOTTSDALE, AZ 85258, USA
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7779 22

Dwight L. Jobe, Mary E. Job
Shelby Jobe
2349 WAYFARER DR, DISCOVERY BAY, CA, 94505, USA
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7779 46

Dwight L. Jobe, Mary E. Job
Shelby Jobe
5130 S Fort Apache Road #215-402 Las Vegas, NV 89148
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7779 60

NOTICE OF TRUSTEE'S SALE

WHEREAS Dwight L. Jobe, Mary E. Job and Shelby Jobe executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Milam County, Texas and

is recorded under Clerk's File/Instrument Number 12951, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Milam 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Commencing at a " iron rod found by a corner post at the northeast corner of the above mentioned Nobles tract, same being in the west line of a called I acre tract to Agnes Williams, et vir, (267/488), located in the south right of way line of F.M. Road No. 1915; Thence departing F.M. Road No. 1915 and along the east line of said Nobles tract, common with the west line of said Williams tract and along a fence line, South 18 degrees IO minutes 21 seconds West (Deed Bearing) -- 482.39 feet to a iron rod with yellow cap found at a 10" post oak at the POINT OF BEGINNING, in the west line of a called 177.558 acre tract to Charlie Miller, et ux, (FIRST TRACT- 701/530), for the most easterly northeast corner of this; %" Thence along the west line of said Miller tract, common with the east line of said Nobles tract and along a fence line, South 19 degrees 41 minutes 59 seconds West -- 437.81 feet to a %" iron rod found by a 10" post oak at the occupied northeast corner of a called 123 acre tract to Ellis Bums, Jr., (373/39), for the southeast corner of this; Thence along the north line of said Bums tract, common with the south line of said Nobles tract and along a fence the following courses and distances: North 67 degrees 17 minutes 38 seconds West - 323.54 feet to a ½" iron rod with yellow cap found at a 16" post oak for an angle point of this; minutes 41 seconds West -- 85.64 feet to a %" iron rod with yellow cap found at a 16" post oak for an angle point of this; North 59 degrees 55 North 56 degrees 43 minutes 37 seconds West - 670.21 feet to a ½" iron rod with yellow cap found at 12" a twin elm for an angle point of this; North 71 degrees 32 minutes 06 seconds West - 127.13 feet to a ½" iron rod with yellow cap found

at a 6" mesquite for an angle point of this; North 78 degrees 30 minutes 58 seconds West - 373.18 feet to a 1/2" iron rod found at a 16" mesquite for an angle point of this; South 87 degrees 07 minutes 50 seconds West - 90.23 feet to a 1/2" iron rod with yellow cap found at a 12" triple elm for an angle point of this; South 67 degrees 39 minutes 58 seconds West - 152.75 feet to a 1/2" iron rod with yellow cap found for an angle point of this; South 61 degrees 34 minutes 10 seconds West - 328.16 feet to a 5/8" iron rod with red cap found at the southeast corner of a called 3.50 acre tract to Jerry C. Adam, (984/723), for the southwest corner of this;

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Richard Cahan
Substitute Trustee(s)
4016 Gateway Drive, Suite 130

Colleyville, Texas 76034
Phone: (817) 778-4136