

FILED FOR RECORD

2025 MAY 15 AM 7:43

CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 134781-TX

Date: May 14, 2025

County where Real Property is Located: Tom Green

ORIGINAL MORTGAGOR: JANET HENSON AND HUSBAND, PAUL E. HENSON, JR., WITH HIM
JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT
TO OTHERWISE BE LIABLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR BANK OF SAN ANGELO, A
BRANCH OF THE FIRST NATIONAL BANK OF BALLINGER, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: TIB THE INDEPENDENT BANKERS BANK, N.A.

MORTGAGE SERVICER: TIB THE INDEPENDENT BANKERS BANK, N.A.

DEED OF TRUST DATED 4/4/2008, RECORDING INFORMATION: Recorded on 4/9/2008, as Instrument No.
649809 and later modified by a loan modification agreement recorded as Instrument 202409995 on 08/15/2024

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SURFACE ESTATE ONLY IN AND TO: LOT 10,
BLOCK 3, G. TUEB'S RESUBDIVISION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 168 PLAT RECORDS OF
TOM GREEN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in
Tom Green County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

TIB THE INDEPENDENT BANKERS BANK, N.A. is acting as the Mortgage Servicer for TIB THE
INDEPENDENT BANKERS BANK, N.A. who is the Mortgagee of the Note and Deed of Trust associated with the
above referenced loan. TIB THE INDEPENDENT BANKERS BANK, N.A., as Mortgage Servicer, is representing
the Mortgagee, whose address is:

TIB THE INDEPENDENT BANKERS BANK, N.A.
1 Corporate Drive Suite 360,
Lake Zurich, IL 60047

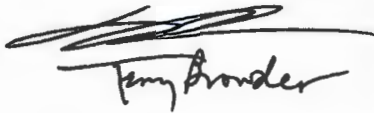


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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE TERRY BROWDER, LAURA BROWDER, JAMIE OSBORNE, CARY CORENBLUM, CHARLES GREEN, DANIEL MCQUADE, PATRICK ZWIERS, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.



By: Hollis Hamilton
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