

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

Date: March 27, 2025

Deed of Trust

Dated: October 29, 2024

Grantor: Helen Marie Reese, a single person, and
Samantha Lynn Allen, a single person

Trustee: Karl R. Quebe

Lender: Janene Shaw

Recorded in: Deed of Trust recorded in Volume 451, Page 31, real property records of Falls County, Texas.

Legal Description:

Being the South 7- feet of Lot Seven (7) and the South 70 feet of the East 25 feet of Lot Eight (8) in Block Eleven (11) in the Farish Addition to the City of Rosebud, Falls County, Texas, and being the same property described in a deed from Cheryl Mason to Willie Mason on September 15, 2014, recorded in Volume 297, Page 357, Official Public Records of Falls County, Texas.

Note Secured by Deed of Trust (Note)

Date: October 29, 2024

Makers: Helen Marie Reese and Samantha Lynn Allen

Original Principal Amount: \$129,900.00

Lender: Janene Shaw

Foreclosure Sale:

Date of Sale of Property (first Tuesday of the month):

May 6, 2025
At 3:00 o'clock PM

APR 01 2025

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY  DEPUTY

Time: The sale of the Property will be held between the hours of 11:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: Falls County Courthouse, 125 Bridge Street, Marlin, Texas, at the following location: South entrance steps leading through the South Courthouse door to the second floor of the Falls County Courthouse, or as designated by the County Commissioner's office or as designated by the County Commissioners Court.

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 Janene Shaw, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Janene Shaw, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Trustee or Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Janene Shaw. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, 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 Trustee.

FILED
At 3:00 o'clock PM
APR 01 2025
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

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.



Karl R. Quebe, Trustee
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Fax: (254) 751-1833

FILED
At 2:00 o'clock PM
APR 01 2025
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY