

26-008 FC

FILED FOR RECORD  
SHELBY COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 MAY -7 AM 11:05

**SHELBY County**

**Deed of Trust Dated:** April 23, 2024

**Amount:** \$166,000.00

**Grantor(s):** MARTIN COYNE and SANDRA J. COYNE

**Original Mortgagee:** ROCKET MORTGAGE, LLC

**Current Mortgagee:** ROCKET MORTGAGE, LLC s/b/m NATIONSTAR MORTGAGE LLC

**Mortgagee Address:** ROCKET MORTGAGE, LLC s/b/m NATIONSTAR MORTGAGE LLC, 635 Woodward Ave, Detroit, MI 48226

**Recording Information:** Document No. 2024001550

**Legal Description:** BEING 0.6637 ACRE OF LAND, MORE OR LESS, BEING A CALLED 0.666 ACRE TRACT, A PART OF THE LAKEWOOD ESTATES SUBDIVISION, A PART OF THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE GENERAL WARRANTY DEED FROM WAYNE HILL TO WAYNE N. HILL AND MILDRED A. HILL REVOCABLE LIVING TRUST DATED OCTOBER 28, 1997, DATED NOVEMBER 6, 1997, RECORDED IN VOL. 828, PAGE 365, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS, IN EXHIBIT "A", TO WIT

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on April 23, 2026 under Cause No. 26CV37365 in the Judicial District Court of SHELBY County, Texas

**Date of Sale:** June 2, 2026 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the SHELBY 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 Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHERYL LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, PHILLIP HAWKINS, AURORA CAMPOS, ALLAN JOHNSTON, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS OR RONNIE HUBBARD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, AND ANGELA ANDERSON, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC., HEATHER GOLDEN, JABRIA FOY AND KARA RILEY, NFPDS-TX LLC, CATHERINE GEDDIE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

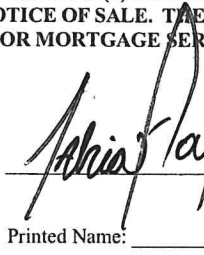
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
DOMINIQUE M. VARNER, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-003560

  
Printed Name: JABRIA FOY

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

Tejas

## EXHIBIT "A"

Land situated in the City of Center in the County of Shelby in the State of TX

Being 0.6637 acre of land, more or less, being a called 0.666 acre tract, a part of the Lakewood Estates Subdivision, a part of the Jesse Amason Survey, A-10, Shelby County, Texas, and being the land described in the General Warranty Deed from Wayne Hill to Wayne N. Hill and Mildred A. Hill Revocable Living Trust dated October 28, 1997, dated November 6, 1997, recorded in Vol. 828, Page 365, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

Beginning at a 3/4-inch iron pipe found for the Northwest corner of said Hill called 0.666 of an acre tract in the South margin of Lakewood Drive (County Road 1130) and being the Northeast corner of a called 0.74 of an acre tract described in a Warranty Deed from Martin Weaver, Earl Crawford & Joy Ann Havran, to Barbara Lout & Randolph Lout, dated September 29, 1976, and recorded in Volume 524, Page 207, in the Official Public Records of Shelby County, Texas, from which mailbox #480 bears N 12 deg. 45 min. E, 6.8 feet;

Thence S 79 deg. 47 min. 48 sec. E, with the North line of said Hill called 0.666 of an acre tract (called N 76 deg. 37 min. 43 sec. E) and with said South margin of Lakewood Drive (County Road 1130), a distance of 125.94 feet (called 126.00 feet to the Northeast corner of said Hill called 0.666 of an acre tract and being the Northwest corner of a called 0.671 of an acre tract described in a Special Warranty Deed from The GRSW Stewart Real Estate Trust to Ricky Andrews and wife, Gladys Andrews, dated August 12, 2010, and recorded under Document No. 2010009882, in the Official Public Records of Shelby County, Texas, from which a 3/8-inch iron pipe found (bent) bears S 08 deg. 54 min. 28 sec. W, 0.12 feet, and a 1/2-Inch iron rod found for reference bears S 79 sec. 47 min. 48 sec. E, 69.74 feet, and a 1/2-inch iron pipe found for the Northeast corner of said Andrews called 0.671 of an acre tract bears S 79 deg. 47 min. 48 sec. E, 139.44 feet;

Thence S 08 deg. 54 min. 28 sec. W, with the East line of said Hill called 0.666 of an acre tract (called N 11 deg. 58 min. 27 sec. E) and with the West line of said Andrews called 0.671 of an acre tract, a distance of 199.64 feet (called 200.05 feet) to a 5/8-inch sucker rod found at the Northeasterly base of a chain link fence corner post for the Southeast corner of said Hill called 0.666 of an acre tract and the Southwest corner of said Andrews called 0.671 of an acre tract and being in a North line of the called 26.94 acre tract described in a Warranty Deed from Walter C. Rainbolt, Jr., and wife, Melissa Rainbolt, to Dr. Keith Miller and wife, Linda Miller, dated August 17, 1998, and recorded in Volume 844, Page 141, in the Official Public Records of Shelby County, Texas;

Thence N 80 deg. 23 min. 42 sec. W, with the South line of said Hill called 0.666 of an acre tract (called S 77 deg. 02 min. 05 sec. E) and with said North line of the Miller called 26.94 acre tract, a distance of 162.68 feet (called 163.34 feet) to a 3/4-inch iron rod found between chain link fence corner posts for the Southwest corner of said Hill called 0.666 of an acre tract and being the Southeast corner of said Lout called 0.74 of an acre tract;

Thence N 19 deg. 17 min. 50 sec. E, with the West line of said Hill called 0.666 of an acre tract (called S 22 deg. 32 min. 17 sec. W) and with the East line of said Lout called 0.74 of an acre tract a distance of 203.85 feet (called 203.75 feet) to the point of beginning and containing 0.6637 of an acre of land more or less. As surveyed by William B. Connolly, Registered Professional Land Surveyor No. 5313, on March 24, 2023.

**AFFIDAVIT OF POSTING/FILING NOTICE OF SALE**  
STATE OF TEXAS

COUNTY OF SHELBY

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated April 23, 2024, executed by MARTIN COYNE AND SANDRA J. COYNE, HUSBAND AND WIFE to ESTELLA GUTIERREZ, Trustee(s) and recorded in the office of the County Clerk in Document No. 2024001550, SHELBY County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on June 2, 2026 between the hours of 1:00 PM and 4:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

JABRIA FOY

SHERYL LAMONT OR ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, PHILLIP HAWKINS, AURORA CAMPOS, ALLAN JOHNSTON, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS OR RONNIE HUBBARD, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, AND ANGELA ANDERSON, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC., HEATHER GOLDEN, JABRIA FOY AND KARA RILEY, NFPDS-TX LLC, CATHERINE GEDDIE  
Substitute Trustee

STATE OF TEXAS

COUNTY OF SHELBY

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission expires: \_\_\_\_\_