

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County

Deed of Trust Dated: May 29, 2007

Amount: \$171,000.00

Grantor(s): LYLE SCHWARTZ and TAMMY SCHWARTZ

Original Mortgagee: FIELDSTONE MORTGAGE COMPANY

Current Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2007-FS1

Mortgagee Servicer and Address: c/o CITIMORTGAGE, 425 Phillips Blvd., Ewing, NJ 08618

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2007-00230241

Legal Description: BEGINNING ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE SETH DUNAGAN SURVEY NO. 199 AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 34.1 ACRE TRACT (FIRST TRACT) DESCRIBED IN DOCUMENT NO. 2007-00223957 OF THE OFFICIAL PUBLIC RECORDS ANGELINA COUNTY, TEXAS, TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1' IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 34.1 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED VOLUME 496 ON PAGE 292 OF THE DEED RECORDS OF THE SAID COUNTY ON THE MARGIN OF OLIVER ROAD.

WHEREAS LYLE SCHWARTZ is deceased.

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 ANGELINA 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.

KATHLEEN ADKINS OR EVAN PRESS, SHERYL LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, REID RUPLE, PHILLIP HAWKINS, MICHAEL KOLAK, MOLLIE MCCOSLIN, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, HARRIETT FLETCHER, SHARON ST. PIERRE, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, CRYSTAL KOZA, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, HEATHER GOLDEN, JABRIA FOY, KARA RILEY, XOME INC., TEJAS CORPORATE SERVICES, LLC, 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.

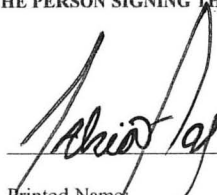
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2026-001415



Printed Name: _____

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

JABRIA FOY

FILED
AT 9:00 CLOCK A.M.

MAY 07 2026

AMY FINCHER
County Clerk, County Court at Law
Angeline County, Texas
By 

Tejas

Exhibit "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the **SETH DUNAGAN SURVEY, ABSTRACT NO. 199** and being a part or portion of that certain called 34.1 acre tract (first tract) described in Document No. 2007-00223957 of the Official Public Records of Angelina County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1" iron pipe found for the Northeast corner of the aforesaid referred to 34.1 acre tract and the Southeast corner of a called 3.03 acre tract conveyed to Shirley Ann Marmon in the document recorded in Volume 496 on Page 292 of the Deed Records of the said County on the West margin of Oliver Road;

THENCE, along the East boundary lines of the said 34.1 acre tract and along the said West margin of Oliver Road the following three (3) courses:

- 1) S 04° 54' 23" E 359.40 feet;
- 2) S 17° 41' 23" E 133.24 feet;
- 3) S 21° 21' 23" E at 86.35 feet a 1/2" iron pin set for corner at the South edge of an existing concrete driveway;

THENCE, across the said 34.1 acre tract the following two (2) courses:

- 1) S 76° 57' 44" E in part along the said driveway, at 752.87 feet a 1/2" iron pin set for corner;
- 2) N 10° 13' 23" W at 608.66 feet a 1/2" iron pin set for corner on the common boundary line of the said 34.1 acre tract and a called 16.26 acre tract (gross) conveyed to Johnny M. Blackstock, et ux in the document recorded in Volume 379 on Page 390 of the said Deed Records;

THENCE, along the common recognized boundary lines of the said 34.1 acre tract and the said 16.26 acre tract, N 78° 22' 45" E at 122.97 feet a 1-1/2" iron pipe found for an angle corner of the said 34.1 acre tract, the most Southerly Southeast corner of the said 16.26 acre tract and the Southwest corner of the said 3.03 acre tract;

THENCE, along the common boundary line of the said 34.1 acre tract and the said 3.03 acre tract, N 79° 46' 37" E at 628.33 feet the **POINT AND PLACE OF BEGINNING** and containing 10.00 acres of land, more or less.

The bearings for this tract are based on the West boundary line of the said 34.1 acre tract (N 16° 15' 00" W).

AFFIDAVIT OF POSTING/FILING NOTICE OF SALE
STATE OF TEXAS

COUNTY OF ANGELINA

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 May 29, 2007, executed by LYLE SCHWARTZ, JOINED HEREIN PRO FORMA BY HIS WIFE, TAMMY SCHWARTZ to ROB V. BUDHWA, Trustee(s) and recorded in the office of the County Clerk in Document No. 2007-00230241, ANGELINA 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
KATHLEEN ADKINS OR EVAN PRESS, SHERYL LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON. REID RUPLE, PHILLIP HAWKINS, MICHAEL KOLAK, MOLLIE MCCOSLIN, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, HARRIETT FLETCHER, SHARON ST. PIERRE, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, CRYSTAL KOZA, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, HEATHER GOLDEN, JABRIA FOY, KARA RILEY, XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC, CATHERINE GEDDIE
Substitute Trustee

STATE OF TEXAS

COUNTY OF ANGELINA

This instrument was acknowledged before me on this ____ day of _____, 2026, by _____.

NOTARY PUBLIC, STATE OF TEXAS
My Commission expires: _____