

FILED

9:47

JUL 30 2026

NOTICE OF FORECLOSURE SALE

July 23, 2026

AMY KAISER
CLERK, COUNTY COURT
BY *Kendall Zucker*
LEON COUNTY TEXAS

HOME EQUITY DEED OF TRUST ("Deed of Trust"):

Dated: April 10, 2012

Grantor: **BERTHA SPURLING and JAMES BAILEY**

Trustee: **JOEL SHAW**

Lender: **NORMANGEE STATE BANK**

Recorded in: Vol. 1508, Page 682 of the real property records of Leon County, Texas

Legal Description:

LOT EIGHT (8), BLOCK EIGHTEEN (18), in the CITY OF NORMANGEE, Leon County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 11 of the Map/Plat Records, Leon County, Texas.

Secures: Home Equity Note ("Note") in the original principal amount of \$40,209.17, executed by **BERTHA SPURLING** ("Borrower") and **JAMES BAILEY**, payable to the order of Lender and all other indebtedness of Borrower to Lender

Modifications and Renewals: Debt Modification Agreement, dated February 15, 2018 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended), as executed by **BERTHA SPURLING aka BERTHA BAILEY**

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust and all rights and appurtenances thereto

FORECLOSURE SALE:

Date: Tuesday, September 1, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: South Entrance, Leon County Courthouse
139 East Main
Centerville, Texas 75833

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 **NORMANGEE STATE BANK's** 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, **NORMANGEE STATE BANK**, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **NORMANGEE STATE BANK's** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **NORMANGEE STATE BANK's** rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

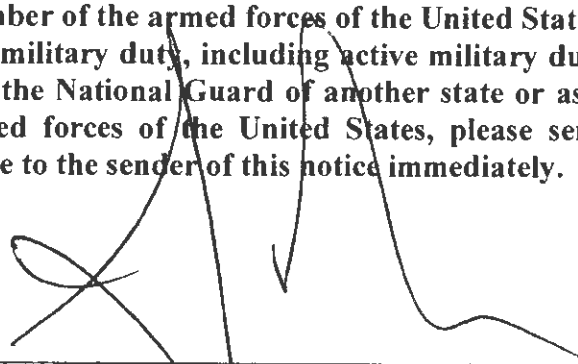
If **NORMANGEE STATE BANK** passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 **NORMANGEE STATE BANK**. 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, Substitute 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 Substitute Trustee.

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.

A handwritten signature in black ink, appearing to read 'G. M. Robinson', is written over a horizontal line. The signature is stylized with a large loop and a long, sweeping tail.

GEORGE M. ROBINSON
Attorney for NORMANGEE STATE BANK
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542