

260002

FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE

JAN 09 2026  
9:15  
CLOCK  
CARLA KERN  
County Clerk, Mitchell  
OK

**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.**

1. Terms of Sale. Cash.
2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated September 28, 2024 and recorded in Document INSTRUMENT NO. 24-1558 real property records of Mitchell County, Texas, Joshua David Jones and Rebecca Deann Swift, grantor(s) and Pine Street 844 Land Trust, Valeri Rusev Trustee, mortgagee.
3. Obligations Secured. Deed of Trust executed by Joshua David Jones and Rebecca Deann Swift, securing the payment of the indebtedness's in the original principal amount of \$ THIRTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$39,500), and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 844 Land Trust, Valeri Rusev Trustee is the current mortgagee of the note and Deed of Trust.
4. Property to Be Sold. The property to be sold is described as follows:

**The North Ninety feet (N.90') of Lot Three (3), Block Ninety-Six (96), to the Town of Colorado City, Mitchell County, Texas.**

**Also known as 844 Pine Street, Colorado City, TX 79512**

Date: February 3<sup>rd</sup>, 2026

Earliest Time Sale Will Begin: 10 a.m.

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

The foreclosure sale will be conducted in the area designated by Ellis County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Valerie Rusev, Trustee  
802 Meadows Dr  
Katy, TX 77450