

TS #: 8054-P17

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 SUBSTITUTE TRUSTEE'S SALE

DATE: October 4, 2024

CLAIM OF LIEN: Claim of Lien described as follows:

Date: 6/4/2024

Debtors: See attached List of interval owners/persons with claim to property that have been provided with Notice – Exhibit B

Amount: \$7,404.42 for each named interval owner for a total of \$273,963.54

Recorded: June 26, 2024, Jasper County, TX, in Book 1349, Page 1066, as Document No. 321748

TIMESHARE ASSOCIATION: Rayburn Country Timeshare Association

INTERVAL OWNERS: See attached List, Exhibit B

PROPERTY: The real property described as follows:
SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBSTITUTE TRUSTEE: ELIZABETH DRANTTEL, SRTA HOLDCO, LLC, JIM MILLS, SUSAN MILLS, JEFF BENTON, ANDREW MILLS-MIDDLEBROOK, MARGIE ALLEN, TOMMY JACKSON, ED HENDERSON, GLINDA COLE, KEATA SMITH, STEPHANIE HERNANDEZ, ANGIE SMITH

Substitute Trustee's Mailing Address: c/o Rose Ramirez & Associates, P.C., 7430 Washington Street NE, Albuquerque, NM 87109

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

November 5, 2024, the first Tuesday of November, 2024, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the south door of the Jasper County Courthouse, or if the proceeding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, 121 N. Austin Street, Jasper, Texas.

HOLLY THOMAS, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED OCT 11 2024

By Haley Lewis
DEPUTY

RECITALS


Default has occurred in the payments of the Assessments due and/or in the performance of the obligations under the Amended and Timeshare Covenants & Restrictions for Rayburn Country Timeshare Association and all amendments and supplements. Because of this default and because of the Amendment to Declaration of Timeshared Ownership at Rayburn Country, Jasper County, Texas, recorded on April 1, 2024, in the records of the Jasper County Clerk's office, Book 1341, Page 344, Document No. 320273, Rayburn Country Timeshare Association, a Texas Non Profit Corporation (hereinafter "Rayburn"), has recorded its Claim of Lien under Texas Property Code Section 51.002, and has requested that the Substitute Trustee sell the Property according to the terms of the Amended and Timeshare Covenants & Restrictions for Rayburn Country Timeshare Association and all amendments and supplements and applicable law.

Formal notice is now given of Rayburn's election to proceed against and sell the real property described in the Amended and Timeshare Covenants & Restrictions for Rayburn Country Timeshare Association and all amendments and supplements, consistent with Rayburn's rights and remedies under the Amended and Timeshare Covenants & Restrictions for Rayburn Country Timeshare Association and all amendments and supplements and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Amended and Timeshare Covenants & Restrictions for Rayburn Country Timeshare Association and all amendments and supplements and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Amended and Timeshare Covenants & Restrictions for Rayburn Country Timeshare Association and all amendments and supplements and to any permitted exceptions to title described in the Amended and Timeshare Covenants & Restrictions for Rayburn Country Timeshare Association and all amendments and supplements. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property containing any warranties of title required by the Amended and Timeshare Covenants & Restrictions for Rayburn Country Timeshare Association and all amendments and supplements. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVICING 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 THE 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.

Notice of Sale executed by:



ELIZABETH DRANTTEL, SR TA HOLD CO, LLC, JIM MILLS, SUSAN MILLS, JEFF BENTON, ANDREW MILLS-MIDDLEBROOK, MARGIE ALLEN, TOMMY JACKSON, ED HENDERSON, GLINDA COLE, KEATA SMITH, STEPHANIE HERNANDEZ, ANGIE SMITH, **Substitute Trustee**

EXHIBIT "A"
Legal Description to UNIT P17

Any and all interest of the Grantor in the real estate and improvements located in Jasper County, Texas, to wit:

ALL GRANTOR'S INTERESTS IN TIME OR OTHERWISE HELD IN UNIT NUMBERED P17, DESCRIBED IN THAT DECLARATION BEING RECORDED ON SEPTEMBER 15, 1982, IN BOOK CONDO, PAGES 549 THROUGH 570, DOCUMENT NO. 11534, BOTH INCLUSIVE OF THE MISCELLANEOUS RECORDS OF JASPER COUNTY, TEXAS.

AND FURTHER IDENTIFIED AS PART OF:

RAYBURN COUNTY PLAYER'S PLACE VILLAS, AS SHOWN ON THE PLAT THEREOF, DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JASPER COUNTY, TEXAS, IN VOLUME 1, PAGE 147, RAYBURN COUNTRY CLUBWALK VILLAS NORTH, AS SHOWN ON THE PLAT THEREOF, DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JASPER COUNTY, TEXAS, IN VOLUME 1, PAGE 146, THE POINT AT RAYBURN COUNTRY, AS SHOWN ON THE PLAT THEREOF, DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JASPER COUNTY, TEXAS, IN VOLUME 1, PAGE 149.

THE MAP OR PLAT, WHERE REFERRED TO HEREIN, MEANS THE PLAT OF RAYBURN COUNTRY CLUBWALK VILLAS NORTH, WHICH IS RECORDED IN BOOK 1, ON PAGE 146, OF THE PLAT RECORDS OF JASPER COUNTY, TEXAS, THE PLAT OF RAYBURN COUNTRY PLAYER'S PLACE VILLAS, WHICH IS RECORDED IN BOOK 1, PAGE 147, OF THE PLAT RECORDS OF JASPER COUNTY, TEXAS, AND THE PLAT OF THE POINT AT RAYBURN COUNTRY PHASE I, WHICH IS RECORDED IN BOOK 1, ON PAGE 149, OF THE PLAT RECORDS OF JASPER COUNTY, TEXAS, TO WHICH PLATS AND RECORD THEREOF REFERENCE IS HERE MADE FOR ALL PURPOSES.

THE BUILDING FLOOR PLANS, INCLUDING LINEAR DIMENSIONS AND COMMON AREAS, WHERE REFERRED TO HEREIN, ARE SHOWN IN: (1) "SUPPLEMENTAL DECLARATION OF RAYBURN COUNTRY, INC., AND DMI INVESTMENT CORP. AS TO CONDOMINIUM COVENANTS AND RESTRICTIONS AT RAYBURN COUNTRY, JASPER COUNTY, TEXAS," PERTAINING TO RAYBURN COUNTRY CLUBWALK VILLAS NORTH, RECORDED IN VOLUME 734, ON PAGE 624, OF THE DEED RECORDS OF JASPER COUNTY, TEXAS; (2) SUPPLEMENTAL DECLARATION OF RAYBURN COUNTRY, INC. AND DMI INVESTMENT CORP. AS TO CONDOMINIUM COVENANTS AND RESTRICTIONS AT RAYBURN COUNTRY, JASPER COUNTY, TEXAS," PERTAINING TO RAYBURN COUNTRY PLAYER'S PLACE VILLAS, RECORDED IN VOLUME 1, ON PAGE 391, OF THE CONDOMINIUM RECORDS OF JASPER COUNTY, TEXAS; AND (3) "SUPPLEMENTAL DECLARATION OF DMI INVESTMENT CORP. AS TO CONDOMINIUM COVENANTS AND RESTRICTIONS AT RAYBURN COUNTRY, JASPER COUNTY, TEXAS," PERTAINING TO THE POINT AT RAYBURN COUNTRY PHASE I, RECORDED IN VOLUME 1, ON PAGE 525, OF THE CONDOMINIUM RECORDS OF JASPER COUNTY, TEXAS. REFERENCE IS HERE MADE TO SAID SUPPLEMENTAL DECLARATIONS AND THE RECORD THEREOF FOR ALL PURPOSES.

SUBJECT TO any and all restrictions, reservations, covenants, conditions, easements, leases, royalties, overriding royalties, and other matters, if any, relating to the Subject Unit(s) but only to the extent that the same are still in effect and shown of record in the office of the County Clerk of Jasper County, Texas; and all zoning laws, rules, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that the same are still in effect with regard to the subject Unit(s).

EXHIBIT "B" (P17)

Name	Address 1	Address 2	City	State	Zip
Alexander M. Sanchez, Susan Sanchez, Christopher Sanchez, Sean Sanchez, Julia Sanchez and Alexander Sanchez	5629 S. HONEY CREEK DRIVE		MILWAUKEE	WI	53221
Anthony Boyd Childs II and Rebekka Childs	1325 WOOD STREET		VIDOR	TX	77662
Arthur J. Champagne, Jr. and Tina L. Champagne	7839 COLORADO		PORT ARTHUR	TX	77642
Blaney Guillory	21707 GLENBRANCH		SPRING	TX	77388
Cathy H. Goodman	P.O. BOX 25124		CHARLOTTE	NC	28229
Charlotte Champagne, Amanda Champagne, Vance Champagne	1151 US HWY 190 E		WOODVILLE	TX	75979
Craig Arthur Patinsky	406 E. CHET ATKINS CT.		NIXA	MO	65714
David J. Strother	108 DUCHARME COURT		LAFAYETTE	LA	70503
Delbert L. Wilson and Melissa A. Delbert	1445 RUE DES CHENE		WESTLAKE	LA	70669
Eric Labatut and Jessica Labatut	14220 BURNT CANE RD.		SAINT AMANT	LA	70774
Estate of Betty Nygaard & Unknown Heirs, Devisees, and Legatees Betty Nygaard	13625 SE 44TH STREET		BELLEVUE	WA	98006
Estate of James Virgil Almond Kirksey & Unknown Heirs, Devisees, and Legatees James Virgil Almond Kirksey	2 STONEGATE DRIVE		LONGVIEW	TX	75601
Estate of Maxine Lane Kirksey & Unknown Heirs, Devisees, and Legatees Maxine Lane Kirksey	2 STONEGATE DRIVE		LONGVIEW	TX	75601
Faye Carling	P.O. BOX 501		HAMPTON	NJ	08827
Gary Ragan and Charlotte Ragan	1695 EVANGELINE DRIVE		VIDOR	TX	77662
Helen J. Reed, Trustee of the Helen J. Reed Revocable Trust	7839 EAST LAKE SHORE DRIVE		PARKER	CO	80134
James S. Walker and Nadine Walker	502 DUKE GIBSON DRIVE		KANSAS CITY	MO	64145
Jason Rigsby	3801 REDBUD		LAPORTE	TX	77571
Jeffery N. Friedman and Jo-Ann Friedman	336 HOUSTON		MINEOLA	NY	11501
Jerry Lenhart dba Action Adventure	7904 EAST CHAPARRAL ROAD SUITE 286		SCOTTSDALE	AZ	85250
Jerry W. Hinson	720 HOWELL		BEAUMONT	TX	77706
Joseph W. Badlissi, and Najwa Badlissi	1212 S. 16TH STREET		NEDERLAND	TX	77627
Julie Kathleen Jackson Sandifer	6649 LA SALLE AVE		BATON ROUGE	LA	70806
Julie Seaborn	4256 NE 73RD STREET		SEATTLE	WA	98115
Kenneth Schexnayder and Karen Pastor	114 MOSSWOOD CIRCLE		LAFAYETTE	LA	70503
Linda Hilton	7071 S. BILBO ROAD, APT. 23.		ORANGE	TX	77632
Lonnie Jane Burton	2499 CAMBRIO CT		LEAGUE CITY	TX	77573
Lyndon R. Collins and Darlene D. Collins, Jon R. Collins, Jeremy C. Collins	270 FOREST HILL ROAD		DERIDDER	LA	70634

EXHIBIT "B" (P17)(CONTINUED)

Michael G. Meshell	609 VINSON DRIVE	STONEWALL	LA	71078
Phillip Nimke and Joan Nimke	14015 7TH PLACE SOUTH	SEATTLE	WA	98186
Ralph M. Hughes and May Lou Hughes	2507 N. WAVERLY DRIVE	BOSSIER CITY	LA	71111
Resort Properties LLC	10309 116TH AVE NE	KIRKLAND	WA	98033
Richard Ragan, Cricket Ragn, Kalita Thompson, Chelsea Ragan	PO BOX 198	GARY	TX	75643
Ruth Bergstrom, Estate of Ruth Bergstrom & Unknown Heirs, Devisees or Legatees				
Ruth Bergstrom	257 CHESTNUT DR	HORACE	ND	58047
Shellye Stevenson	3567 WEST SUZANNE PLACE	SPRINGFIELD	MO	65810
Ty J. Manuel	5928 HIDDEN MEADOWS DRIVE	ORANGE	TX	77632
Vacation Family Trust	2564 WIGWAM PARKWAY NO. 251	HENDERSON	NV	89014
Western Finance	2564 WIGWAM PARKWAY NO. 251	HENDERSON	NV	89014
William K. Kellogg and Melanie G. Kellogg	108 NORTH DOC LANE	DE QUINCEY	LA	70633
Chris J. Foster and Marinella A. Foster	265 LARK STREET	CHATMAN	ONTARIO	N7L1G9 CANADA