

10023

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED

Date: June 2, 2026

Deed of Trust:

Grantor: WINTER IRELAND BARDUSK

Grantor's County: NEWTON COUNTY, TEXAS

Beneficiary: ELEGMENT LLC

Substitute Trustee: ANTHONY J. KING

Trustee's Address: 115 E 6th Street, Rusk, Texas 75785

Recording Information: Vol. 792, Page 547, Document Number 178003, Official Records of Newton County, Texas.

JUN 08 2026
TIME 10:17AM
BY: Chelsea Clark
SANDRA K. DUCKWORTH, COUNTY CLERK

Property:

BEING 0.35 acres of land, more or less, in the Pinecrest Addition Subdivision, Block A, Lot 14, Newton County, Texas; also being the same land described in that certain Warranty Deed dated June 12, 2023, from Albert Nutt and Treva Nutt to Elegment LLC, recorded in Volume 783, Page 289, Document Number 176812 in the Deed Records of Newton County, Texas.

Note:

Date: January 22, 2023

Amount: TEN THOUSAND and NO/100 (\$10,000.00) DOLLARS

Debtor: WINTER IRELAND BARDUSK

Holder: ELEGMENT LLC

Date of Sale of Property: July 7, 2026

Earliest Time of Sale of Property: 10:00 A.M. or within 6 Hours of same

Place of Sale of Property: NEWTON COUNTY COURTHOUSE, TEXAS, ON THE SIDEWALK IN FRONT OF THE POSTING BOARD LOCATED NEAR THE MIDDLE OF THE BLOCK FACING US HIGHWAY 190 ON THE NORTH SIDE OF THE NEWTON COUNTY COURTHOUSE SQUARD IN NEWTON, NEWTON COUNTY, TEXAS, OR IF THE PROCEEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT.

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 2nd day of June, 2026, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said WINTER IRELAND BARDUSK, has made default in the payment and financial obligation therein and of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, ELEGMENT LLC, the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of July, 2026, beginning no earlier than 10:00 o'clock A.M. and taking place not later than six (6) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Newton, Newton County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Newton County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Newton, Newton County, Texas,

WITNESS MY HAND this 2nd day of June, 2026.


ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, 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 IMMEDIATELY."