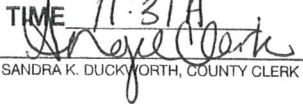


9771

**Notice of Trustee's Sale**

**POSTED**

AUG 8 2025

TIME 11:31A  
BY:   
SANDRA K. DUCKWORTH, COUNTY CLERK

**Date:** August 8, 2025

**Trustee:**

Scott W. Stover

**Trustee's Address:**

P.O. Box 480, Jasper, Texas 75951

**Lender/Mortgagee:** Marie Ybarra

**Note:** Note dated October 22, 2024 in the amount of \$29,052.68

**Deed of Trust**

**Date:** October 22, 2024

**Grantor:** Richard Ferguson and Denise Ferguson, a married couple

**Lender/Mortgagee:** Marie Ybarra

**Recording information:** Vol. 807 Pg. 722, Official Records of Newton County, Texas

**Property:** Being Lots Thirty Six (36) and Thirty Seven (37), Section 10, Toledo Village Subdivision, a Subdivision of Newton County, Texas.

**Date of Sale (first Tuesday of month):** Tuesday, September 2, 2025.

**Time of Sale:** No earlier than 10:00 am and no later than 1:00 pm.

**Place of Sale:** On the doorsteps at the North entrance of the Newton County, Courthouse, located at 110 Court St, Newton, TX 75966 or as designed by the County Commissioners Court.

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.

Scott W. Stover is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Scott W. Stover, Trustee