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**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.**

**NOTICE OF FORECLOSURE SALE BY TRUSTEE**

**Lien Holder:** Barbara Davis

**Debtor/Owner:** J P Skipworth / Cynthia Skipworth \_\_\_\_\_

**Property:** The house and lot, including all improvements thereon, located at 1210 W 11<sup>th</sup> St Robert Lee, Texas more particularly described as follows:  
  
Lots 3&4 Hillcrest Addition , Robert Lee, Coke County, Texas

**Deed of Trust/Lien:** That certain First Lien Deed of Trust ("Deed of Trust") dated June 28, 2022, recorded as Document No. 20220000000565, Volume 0349, Page 0050, Real Property Records, Coke County, Texas by and between Debtor/Owner, as Grantor; Lien Holder, as Beneficiary; and C. Paul Keefer, as Trustee, to secure all payment and other obligations listed therein and contained in that certain Real Estate Lien Note ("Note") dated June 28, 2022, in the principal amount of \$107,900.00 for the benefit of and payable to Lender.

**Indebtedness:** The entire outstanding principal balance owed under the above-referenced Note and Deed of Trust, plus any additional fees, interest, dues, and attorney's fees incurred.

**Trustee:** C. Paul Keefer Barresi, PO Box 369, Venus, Texas 76084, 817-925-1545

**Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, January 6, 2026, which is at least 21 days after the date of this notice.

**Time:** The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

**Place:** On the exterior steps outside the west doors of the Coke County Courthouse located at, 13 E 7<sup>th</sup> St. Robert Lee, Coke County, Texas 76945, or, if this is no longer the designated area, in the area most recently designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

**Type of Sale:** The sale is a nonjudicial lien foreclosure sale being conducted pursuant to the Deed of Trust, referenced above.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to Texas law and the relevant instruments permitting the Lien Holder to have the bid credited to the sales price up to the amount of the unpaid debt secured by its lien against the Property at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

SIGNED on this the 15th day of December 2025.

**FILED FOR RECORD**  
**TIME:** \_\_\_\_\_

**DEC 15 2025**

  
C, Paul Keefer, Trustee

**COKE COUNTY & DIST. CLERK**

**CAROLLA ORCUTT**  
NOTICE OF FORECLOSURE SALE BY TRUSTEE