

**NOTICE OF ACCELERATION OF MATURITY AND  
NOTICE OF FORECLOSURE**

April 27, 2026

Anaflor Roberts  
3649 Cedar Run /Road # 504  
Abilene, Texas 79606

RE: Notice of Acceleration of Maturity and Notice of Foreclosure

**Date/Time of Sale:** June 2, 2026

Between 10:00 AM and 1:00 PM

Location: South Steps – Jones Co. Courthouse

Property:

**Tract 1:**

Dated: March 14, 2025

Names of Grantor: Anaflor Roberts, a single woman

Names of Mortgagee: Steven Register

Recording Information: Instrument No. 250869 – recorded in the  
Official Public Records of Jones County, Texas

Legal Description:

Lot 4, Green Acres Subdivision of 14.48 acres, more or less, out of Section 21, Block 17, T&P RR Co. Survey, Jones County, Texas, according to the Map or plat thereof recorded in Plat Cabinet Slide 389, Plat Records, Jones County, Texas.

(hereafter “Deed of Trust”):

Grantor: Anaflor Roberts, a single woman

Lender: Steven Register

Trustee: Walker Law Group, LLC

Substitute Trustee: Tim Ladyman, Travis Hartgraves

Recorded: Instrument No. 250869 of the Official Public Records of Jones County,  
Texas

1.

**POSTED NOTICE**

**DATE** 5-8-26 **TIME** 3 pm

**JONES COUNTY CLERK, JONES CO., TX**

**BY:** \_\_\_\_\_

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**FILED**  
AT 1:23 O'CLOCK P M

MAY - 8 2026

*Julien Jennings*  
By \_\_\_\_\_  
COUNTY CLERK, JONES CO. TEXAS  
Deputy

1.

**POSTED NOTICE**  
**DATE** 5-8-26 **TIME** 1:23 PM  
*Julien Jennings*  
**JONES COUNTY CLERK, JONES CO., TX**  
**BY:** \_\_\_\_\_

Secures: Promissory Note (hereafter "Note") dated March 14, 2025 with an original principal amount of \$42,500.00, executed by **Anaflor Roberts, a single woman** and due to the order of Stephen Register ("the Note").

Assignments: None

Modifications and Renewals: None

Guaranty: None

Our firm represents Steven Register, the Mortgagee, in connection with your indebtedness on the Note executed by you, dated March 14, 2025, payable to the order of bank, in the original principal amount of \$42,500.00.

On April 16, 2026 written notice was issued to Anaflor Roberts, a single woman by certified mail, return receipt requested, on behalf of Steven Register, regarding delinquency in the payment of said Promissory Note according to the terms of the Note, which is secured by a Deed of Trust. Said notice issued a demand to Anaflor Roberts for past due payments and stipulating that if default was not cured Lender would accelerate the maturity of the note according to the terms of the loan agreement.

As of April 27, 2026, and according to the records of Lender, Anaflor Roberts has not cured the default. Therefore, Anaflor Roberts has notice of acceleration of the entire unpaid principal balance plus all accrued and earned interest shall become immediately due and payable as of that time without further notice, demand, or other action. Demand is hereby made on Anaflor Roberts and any other parties or entities obligated to the note, for payment in full for the balance owed plus interest and all reasonable attorney's fees incurred in collecting these amounts.

Tim Ladyman and/or Travis Hartgraves, Substitute Trustees, have been instructed by Lender to sell via a nonjudicial foreclosure sale the certain property as described in the Deed of Trust dated March 14, 2025 and other security instruments. **This instrument shall serve as the Notice of Foreclosure Sale stipulating the time, date, location and terms of the foreclosure sale.** If Mortgagor has not paid all amounts due and owing Substitute Trustee will have no choice but to proceed with the nonjudicial Foreclosure at the steps of the Jones County Courthouse, at 1100 12<sup>th</sup> Street, Anson, Texas in accordance with the terms of the Notice of Foreclosure Sale and according to the Deed of Trust and applicable law.

If the proceeds from the sale of the property contained in the Deed of Trust are insufficient to pay off the amount owed to bank, then any party obligated under the terms of the Loan Documents will be obligated to repay the remainder of the debt, with the exception of any nonrecourse debts or parties protected from liability by applicable law or contract.

If any party receiving this letter is a party to a bankruptcy proceeding under any provision of the United States Bankruptcy Code , please consider this letter a notice of default under the note in compliance with the loan documents and applicable law and not an attempt at debt collection in violation of the bankruptcy code. Lender will assert all claims against any party the subject of a bankruptcy proceeding in accordance with the code of the bankruptcy proceeding. In addition, all claims by Lender with regard to all loan documents are intended to comply in every respect with all applicable usury laws and limited to avoid violation of the same.

Nothing in this letter shall constitute a waiver of the other rights and remedies held by the Mortgagee, or preclude any default or event of default, or constitute an election of remedies with respect to the Loan Document.

Mortgagor or Mortgagor's attorney may contact Mortgagee by phone at (325) 676-1775 or by email at [tladyman@ladymanlaw.net](mailto:tladyman@ladymanlaw.net) to obtain a complete statement or all amounts due and to arrange for payment of this debt, or to answer any question you may have.

**If you are a member of the armed forces of the United States, assert and protect your rights. If you or your spouse is active-duty military, including Texas National Guard, National Guard of another State, or a member of the reserve component of the armed forces of the United States, please send written notice of military status to the sender as soon as possible.**

Sincerely,

A handwritten signature in cursive script, appearing to read "Tim Ladyman", written over a horizontal line.

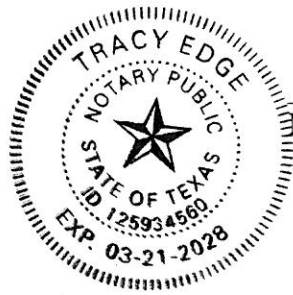
Tim Ladyman  
Substitute Trustee

STATE OF TEXAS §

COUNTY OF TAYLOR §

Before me, the undersigned Notary Public, on this day personally appeared the person known to me to be TIM LADYMAN, who, after being duly sworn, stated that the above and foregoing facts are within the Affiant's personal knowledge and that the matters stated herein are true and correct.

SUBSCRIBED AND SWORN TO before me on April 27, 2026.



Tracy Edge  
Notary Public, State of Texas

Certified Mail No. 9589-0710-5270-1952-1008-52  
Return Receipt Requested and First Class Mail