

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PALO PINTO County

Deed of Trust Dated: May 18, 2011

Amount: \$37,905.00

Grantor(s): ROGER GRAY

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS STATE AGENCY

Current Mortgagee: NEXBANK SSB

Mortgagee Address: NEXBANK SSB, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2011-00004358

Legal Description: 1.01 ACRES OF LAND BEING LOT 821, THE HILLS ABOVE POSSUM KINGDOM LAKE, PHASE ONE, SECTION TWO, A SUBDIVISION IN PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 173, SLIDE 739, OF THE PALO PINTO COUNTY, TEXAS.

Date of Sale: October 4, 2022 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the PALO PINTO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, DANA KAMIN, LISA BRUNO, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, ANGELA LEWIS, KRISTOPHER HOLUB, GUY WIGGS, DENISE BOERNER, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, DAVID RAY, JANET PINDER, BRANDY BACON OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

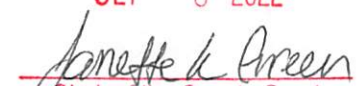

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-001000


Printed Name: Donna Stockman
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED
At 8:32 O'Clock AM

SEP - 8 2022

Clerk of the County Court
Palo Pinto County, Texas
By  Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, by that certain Deed of Trust (with Security Agreement) dated effective March 17, 2021, and recorded as Instrument No. 2021-00002410 (Volume 2370, Page 372), Real Property Records, Palo Pinto County, Texas (the "Deed of Trust"), Johnny Barron (the "Grantor") conveyed to Dave Horger, Jr., Trustee (the "Trustee"), for the benefit of Billy Delp, III, (the "Beneficiary"), the real property situated in Palo Pinto County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Promissory Note dated effective March 17, 2021, in the original principal amount of \$181,000.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, default has occurred under the terms of the Note and Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and Deed of Trust was made, and all required notices have been given, all in accordance with the Note and Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the Trustee to sell the Property to satisfy the indebtedness:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 4, 2022, between the hours of 10:00 A.M., and 4 P.M., the undersigned will sell the Property at public auction on the west side steps of the Palo Pinto County Courts Building located at 520 Oak Street, Palo Pinto, Texas, 76484, on in the area designed by the Palo Pinto County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

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.

The Trustee and sender of this notice and his name and contact information is as follows:

Dave Horger, Jr., 9285 Huntington Square, North Richland Hills, TX 76182. (817) 656-0466.

Dated and signed this 12th day of September, 2022.



DAVE HORGER, JR.
Trustee

EXHIBIT "A"

Being a 25.733 acre, more or less, tract of land our of Blocks 17, 18, and 19, of PITTMAN SUBDIVISION, out of the James Salmon Survey, Abstract No. 184, in Palo Pinto County, Texas, being part of a 173.275-acre tract of land described in that certain Deed recorded in Volume 1092, Page 4416, of the Official Public Records of Palo Pinto County, Texas, and being more particularly described by metes and bounds in that certain Deed recorded in Volume 2295, Page 873, of the Official Public Records of Palo Pinto County, Texas.

FILED
At 1:18 O'Clock P M.

SEP 12 2022

Janette K. Dean
Clerk of the County Court
Palo Pinto County, Texas
By J. Hunter Deputy