

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JULY 13, 2021

MORTGAGEE/BENEFICIARY: TEXAS BANK

PROMISSORY NOTE ("Note"):

DATE: MARCH 25, 2011

PRINCIPAL AMOUNT: \$140,000.00

BORROWER: GARRISON PROPERTIES, LLC

MORTGAGEE/BENEFICIARY: FIRST FINANCIAL BANK - EASTLAND

HOLDER OF NOTE: FIRST FINANCIAL BANK - EASTLAND

MODIFICATION OF NOTE ("Modification"):

DATE: SEPTEMBER 23, 2013

BORROWER: GARRISON PROPERTIES, LLC

MORTGAGEE/BENEFICIARY: TEXAS BANK

HOLDER OF NOTE: TEXAS BANK

DEED OF TRUST ("Deed of Trust"):

DATE: MARCH 25, 2011

GRANTOR: GARRISON PROPERTIES, LLC

MORTGAGEE/BENEFICIARY: FIRST FINANCIAL BANK - EASTLAND

RECORDING INFORMATION: DOCUMENT NUMBER 2011-01655
OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS

TRANSFER OF LIEN FROM FIRST FINANCIAL BANK -
EASTLAND TO TEXAS BANK RECORDED AT:
DOCUMENT NUMBER 2013-05690
OFFICIAL PUBLIC RECORDS, ERATH COUNTY, TEXAS

TRUSTEE'S NAME: TIM O'NEIL

**TRUSTEE'S ADDRESS:
(INCLUDING COUNTY):** PO BOX 788, EASTLAND,
EASTLAND COUNTY, TEXAS 76448

POSTED

A.M. 2:46 P.M.

JUL 13 2021

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By CW Deputy

PROPERTY:

Tract 1:

Subdivision I of Lot 1, Block 73, City of Stephenville, Erath County, Texas, according to the King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

Tract 2:

Lot 48-B and Lot 49-B, Belmont Addition, an addition to the City Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Vol. 381, Page 105, Deed Records, Erath County, Texas.

SUBSTITUTE TRUSTEE'S NAME: MATTHEW KORONCZOK

**SUBSTITUTE TRUSTEE'S ADDRESS:
(INCLUDING COUNTY):** 181 S. GRAHAM, STEPHENVILLE,
ERATH COUNTY, TEXAS 76401

COUNTY: ERATH

**DATE OF SALE:
(FIRST TUESDAY OF MONTH)** AUGUST 3, 2021

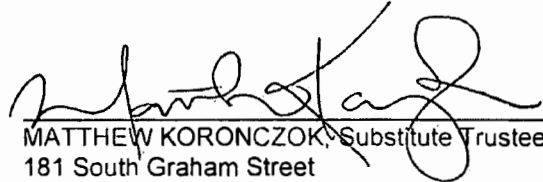
TIME OF SALE: 2:00 P.M. OR WITHIN THREE (3) HOURS
THEREOF

PLACE OF SALE: ERATH COUNTY COURTHOUSE
100 West Washington
Stephenville, Texas 76401
THE SOUTH OUTSIDE STEPS OF THE
ERATH COUNTY COURTHOUSE, OR AS
DESIGNATED BY THE COUNTY
COMMISSIONERS

NOTICE REGARDING RIGHTS AS A MEMBER OF ARMED FORCES: 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.

Mortgagee/Beneficiary has appointed Substitute Trustee as Trustee under the Deed of Trust. Because of default in performance of the obligations of the above-described Note, Modification, and Deed of Trust, Mortgagee/Beneficiary has instructed Substitute Trustee to offer the Property for sale towards satisfaction of the Note and Modification. Notice is given that on the Date of Sale, Substitute Trustee will

offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS", to satisfy the debt secured by the Deed of Trust. The sale will begin at the Time of Sale or not later than three (3) hours thereafter.

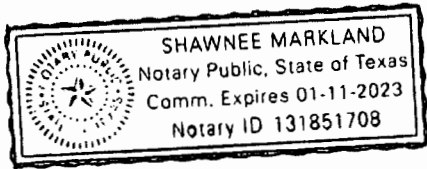

MATTHEW KORONCZOK, Substitute Trustee
181 South Graham Street
Stephenville, Texas 76401


ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Erath

This instrument was acknowledged before me on the 13 day of July, 2021, by MATTHEW KORONCZOK, Substitute Trustee.




Notary Public, State of Texas