

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

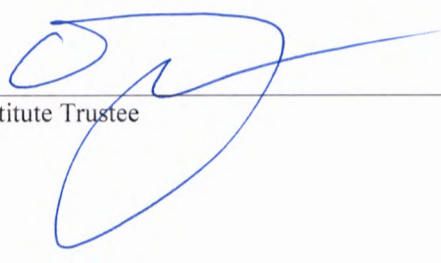
COUNTY OF SHACKELFORD

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Ronnie C. Vaughn and Dianne Vaughn of Shackelford County, Texas, to J. Randall Palmore, TRUSTEE, dated June 12, 2013, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No. 20130568 of the Official Public Records of Real Property of Shackelford County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$51,000.00, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, September 1, 2020, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of 10:00 a.m. or within three hours thereafter of that day, the property described on attached Exhibit A.

Assert and protect your rights as a member of the Armed Forces of the United States. If you are, or your spouse is serving in active military duty, including active military duty as a 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.

EXECUTED this 3rd day of August, 2020.

Substitute Trustee



FILED
8/4/20 8:50am
CHER HAWKINS
COUNTY & DISTRICT CLERK
SHACKELFORD COUNTY, TX
Janet Breeden Deputy

EXHIBIT

0.156 acres of land out of Section 19, Block 11, T. & P. RR. Co. Lands, Shackelford County, Texas and being part of a tract of land described in deed recorded in Volume 544 Page 798, Official Public Records, Shackelford County, Texas.

BEGINNING at a 1/2" iron pin set in the south line of Harold Street (a private street) and the north line of Volume 544 Page 798 and being N 89°42'53"E 73.00' from its northwest corner for the northeast corner of a 0.228 acre tract and being the northwest corner of this tract;

THENCE N 89°42'53" E with the south line of Harold Street and the north line of Volume 544 page 798 a distance of 50.00' to a 1/2" iron pin set for the northeast corner of this tract;

THENCE S 00°17'41" E a distance of 135.66' to a 1/2" iron pin set for the southeast corner of this tract;

THENCE S 89°35'13" W a distance of 50.00' to a 1/2" iron pin set for the southeast corner of a 0.228 acre tract and being the southwest corner of this tract;

THENCE N 00°17'41" W with the east line of the 0.228 acre tract a distance of 135.77' to the place of beginning and containing 0.156 acres of land.