

NOTICE OF TRUSTEE'S SALE

3/7/24 **FILED**
8:39am
CHERI HAWKINS
COUNTY & DISTRICT CLERK
SHACKELFORD COUNTY, TX
Janet Breeden Deputy

Date: March 7, 2024

Substitute Trustee: Cynthia Rucker Allen

Substitute Trustee's Address: 500 Chestnut Street, Suite 1402
Abilene, Texas 79602

Mortgagee: Clear Fork Bank, f/k/a First National Bank, Albany/Breckenridge, a National Bank

Note: That one (1) certain Promissory Note dated June 11, 2021, in the original principal amount of \$25,000.00 executed by Danielle Edwards and Nathan Vinson, in favor of First National Bank, Albany/Breckenridge, a National Bank, which Promissory Note was modified, renewed and extended by Modification, Renewal and Extension of Note, Lien and Other Documents executed on May 31, 2023.

As of March 7, 2024, there is due and owing \$22,123.04 principal and accrued unpaid interest of \$1,153.33, with interest continuing to accrue at the rate of \$4.39 per diem.

Deed of Trust

Date: December 28, 2020

Grantor: Danielle Edwards and Nathan Vinson

Mortgagee: First National Bank, Albany/Breckenridge, A National Bank

Recording information: Instrument Number: 20210447, Official Public Records, Shackelford County, Texas, and Instrument Number 20230390, Official Public Records, Shackelford County, Texas

Property: 0.339 acres of land being part of Lot 3 and all of Lot 1, Block 2, NORTHSIDE ADDITION to the Town of Albany, Shackelford County, Texas, as shown on Plat recorded in Volume 37, Page 640, Plat Records Shackelford County, Texas and being a part of a tract of land described in Warranty Deed recorded as Instrument 2020-0104, Official Public Records, Shackelford County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated by reference the same as if fully forth herein.

County: Shackelford County, Texas

Date of Sale (first Tuesday of month): April 2, 2024

Time of Sale: 11:00 a.m.

Place of Sale: East Door, Shackelford County Courthouse, 225 South Main Street, Albany, Texas 76430

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.

Clear Fork Bank, f/k/a First National Bank, Albany/Breckenridge, as beneficiary under the Deed of Trust has appointed Cynthia Rucker Allen as Substitute Trustee. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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." There will be no warranty relating to title, possession, quiet enjoyment, or the like for the personal property in this disposition. The sale will begin at the Time of Sale or not later than three (3) hours thereafter. This sale will be conducted subject to the right of rescission contained in §51.016 of the *Texas Property Code*.

Pursuant to §51.0075 of the *Texas Property Code*, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

This sale is a nonjudicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and security agreement executed by Danielle Edwards and Nathan Vinson.

Questions concerning the sale may be directed to the beneficiary's attorney, Cynthia Rucker Allen at 500 Chestnut Street, Suite 1402, Abilene, Texas 79602, (325) 672-7824.



CYNTHIA RUCKER ALLEN, Substitute Trustee