

NOTICE OF FORECLOSURE SALE

Date: August 5, 2025

Instrument to be Foreclosed. Deed of Trust:

Dated: September 25, 2023

Grantor: Zackery Boyett and Tori Boyett

Trustee: J. Randall Palmore

Lender: Clear Fork Bank

Recorded in: Document Number 20230693, Official Public Records,
Shackelford/Stephens County, Texas

Secures: Promissory Note ("Note") in the original principal amount of
\$727,323.00, executed by Zackery Boyett and Tori Boyett
("Borrowers") and payable to the order of Lender and all other
indebtedness of Borrower to Lender

Property: See Exhibit "A"

Substitute Trustee: Charles C. Self, III and Cynthia Rucker Allen, The Whitten Law
Firm, PC

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

FILED
8/6/25 9:49am
CHERI HAWKINS
COUNTY & DISTRICT CLERK
SHACKELFORD COUNTY, TX
James Breeden Deputy

Date, Time, Place of Sale, and Terms of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, September 2, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter.

Place: Lobby of the Southeast Entrance of the Shackelford County Courthouse in Albany, Shackelford County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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.

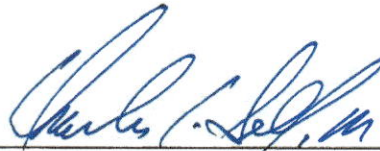
Clear Fork Bank, as beneficiary under the Deed of Trust, has appointed Charles C. Self, III and Cynthia Rucker Allen of Whitten Law Firm, PC as Substitute Trustees. Mortgagee has instructed the Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustees 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 Trustees reserve 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 Trustees.

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 Zackery Boyett and Tori Boyett.

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


Charles C. Self, III, Substitute Trustee

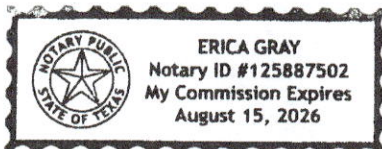
STATE OF TEXAS

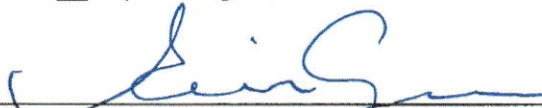
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COUNTY OF SHACKELFORD

"BEFORE ME, Erica Gray, Notary Public, State of Texas, on this day personally appeared, Charles C. Self, III, Substitute Trustee, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed."

Given under my hand and seal of office this 5th day of August, 2025."




NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Erica Gray
Notary ID #: 125887502
My Commission Expires: August 15, 2026

AFTER RECORDING RETURN TO:

CHARLES C. SELF, III
THE WHITTEN LAW FIRM, PC
500 CHESTNUT STREET, SUITE 1402
ABILENE, TEXAS 79602

PREPARED IN THE LAW OFFICES OF:

THE WHITTEN LAW FIRM, PC
500 CHESTNUT STREET, SUITE 1402
ABILENE, TEXAS 79602

EXHIBIT "A"

All that certain 112.50 acre tract or parcel of land situated in the southeast quarter of the Blind Asylum Lands Section 55, original grantee Joe T Zant, abstract number 1913 in the County of Shackelford, State of Texas and Abstract Number 2746 in the County of Stephens, State of Texas, and said tract being part of Third Tract a called 204.13 acre tract as described in deed to Willard Donovan Boyett, filed 03 March 2022, and recorded in volume 2215 page 597 of the Official Public Records of said Stephens County, and being more particularly described as follows;

BEGINNING for the southwest corner of tract being described herein at a set 1½ inch rebar in Shackelford County Road Number 104, said rebar being the southwest corner of said Boyett tract, same being the southeast corner of a called 197.13 acre tract as described in deed to Donna Boyett Hargrave, filed 02 March 2022, and recorded in clerk's instrument number 20220142 of said official public records, and said rebar being the southwest corner of said Zant Survey, same being the southeast corner of the southwest quarter of said Section 52, original grantee Berton Brooks, abstract number 1769 Shackelford County, said rebar also being on the north line of Section 56 of said Blind Asylum Lands, same being the north line of a called 163.75 acre tract as described in deed to Glenna Dawn Fambro and Carol Gay Cullers Ellis, filed 13 May 2022, and recorded in volume 2220 page 178 of said Stephens County official public records, said rebar also having NAD NCTZ grid coordinates of N-6929562.93, E-1784064.47;

Thence: North 00 degrees 14 minutes 15 seconds East, with the west line of said Boyett tract, and with the east line of said Hargrave tract, and passing at 30.00 feet a set 1/2 inch rebar on the north side of said county road, and continuing on said course a total distance of 2656.64 feet to a set 1/2 inch rebar for the northwest corner of said Zant Survey, same being the northwest corner of said Boyett tract, same being the northeast corner of said Hargrave tract;

Thence: North 89 degrees 30 minutes 51 seconds East, with the north line of said Boyett tract, same being the north line of said Zant Survey, a distance of 1843.85 feet to a set 1½ inch rebar for the northeast corner of this tract;

Thence: South 00 degrees 14 minutes 15 seconds West, and passing at 2628.89 feet a set 1/2 inch rebar in the north side of said road, and continuing on said course a total distance of 2658.89 feet to a set 1½ inch rebar on the south line of said Section 55, same being the north line of said Section 56 in Stephens County Road Number 293 for the southeast corner of this tract, and said rebar being on the north line of said Fambro tract, from said rebar a found capped iron rod being the southeast corner of said Section 55, same being the northeast corner of said Section 56, same being the northeast corner of said Fambro tract bears South 89 degrees 26 minutes 36 seconds East, a distance of 847.33 feet;

Thence: South 89 degrees 26 minutes 39 seconds West, with the south line of said Section 55 same being the south line of said Boyett tract, and with the north line of said Section 56 same being the north line of said Fambro tract, and with said county road, a distance of 1843.86 feet to the POINT OF BEGINNING and containing 112.50 acres of land.
