

## **NOTICE OF FORECLOSURE SALE**

Date: August 5, 2025

### **Instrument to be Foreclosed. Deed of Trust:**

Dated: May 11, 2022

Grantor: Zackery Boyett, DBA Boyett Diesel

Trustee: J. Randall Palmore

Lender: Clear Fork Bank, formerly known as First National Bank  
Albany/Breckenridge

Recorded in: Document Number 20220379, Official Public Records,  
Shackelford/Stephens County, Texas

Secures: Promissory Note ("Note") in the original principal amount of  
\$250,161.55, executed by Zackery Boyett, DBA Boyett Diesel  
("Borrower") 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  
Janet 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.**

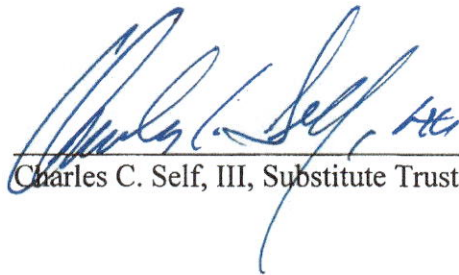
Clear Fork Bank, as beneficiary under the Deed of Trust, has appointed Charles C. Self, III and Cynthia Rucker Allen of Whitten Law Firm, PC as Substitute Trustees. Mortgagee has instructed the Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

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.

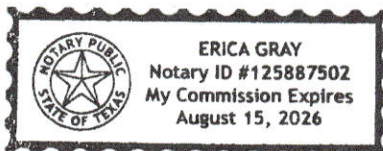
Questions concerning the sale may be directed to the beneficiary's attorney, Charles C. Self, III at 500 Chestnut Street, Suite 1402, Abilene, Texas 79602, (325) 672-7824.

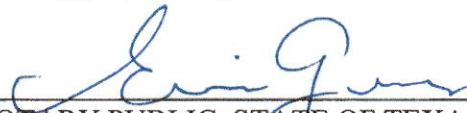
  
Charles C. Self, III, Substitute Trustee

STATE OF TEXAS           §  
                                     §  
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 5<sup>th</sup> 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

**Legal description of land:**

All that certain 2.68 acre tract or parcel of land situated in the T. & P. R.R. Co., Block 11, Section 20, original grantees P. McDonnell Survey, Abstract Number 651, said tract being part of a called 22.84 acre tract as described in deed to Harold Wayne Shack, et ux, Wendy Dawn Shack, filed 02 October 1997, and recorded in volume 455 page 571 of the Official Public Records of the County of Shackelford, State of Texas, and being part of Lots 9, 10, 11 and 12 of the Deats' Subdivision, filed 28 February 1927, and recorded in volume 86 page 640 of the Deed Records of said Shackelford County, and being more particularly described as follows;

**COMMENCING** at a set 1/2 inch rebar being the northeast corner of Lot 13 of said subdivision, said rebar being the northeast corner of a called 2.30 acre tract as described in deed to First Assembly of God Church, filed 13 May 1999, and recorded in volume 465 page 812 of said deed records, said rebar also having NAD83 NCTZ Grid Coordinates of N:6950664.57, E:1730006.97;

**THENCE:** North 89 degrees 42 minutes 26 seconds West, with the north line of said Lots 13 and 12, a distance of 271.27 feet to a set 1/2 inch rebar for the **POINT OF BEGINNING** and the Northeast of the tract being described

herein, said rebar being the northeast corner of said Shack tract and said rebar being the northwest corner of said Church tract;

**THENCE:** South 00 degrees 24 minutes 14 seconds West, with the east line of said Shack tract and west line Church tract, a distance of 369.16 feet to a set 1/2 inch rebar for the southeast corner of this tract, said rebar being on the north line of US Highway Number 180, being a called 1.046 acre tract as described in a deed to the State of Texas, filed 01 May 1963, and recorded in volume 203 page 522 of said deed records;

**THENCE:** South 80 degrees 57 minutes 33 seconds West, with the north line of said highway, a distance of 95.79 feet to a set 1/2 inch rebar by a wood fence corner post for the southwest corner of this tract;

**THENCE:** North 21 degrees 00 minutes 56 seconds West, with a barbed wire fence, a distance of 19.80 feet to a pipe fence corner post for a corner of this tract;

**THENCE:** North 49 degrees 13 minutes 01 seconds West, with a barbed wire fence, a distance of 563.13 feet to a set 1/2 inch rebar in the north line of Lot 9 of said subdivision for the northwest corner of this tract, from said rebar a 4 inch pipe fence corner post bears North 49 degrees 13 minutes 01 seconds East, a distance of 6.22 feet, and a found 1/2 inch pipe being the northeast corner of Lot 8 of said subdivision bears North 89 degrees 46 minutes 16 seconds West, a distance of 199.99 feet;

**THENCE:** South 89 degrees 46 minutes 16 seconds East, with the north line of said Lots 9, 10, 11, and 12, a distance of 530.70 feet to the **POINT OF BEGINNING** and containing 2.68 acres of land.

