

## NOTICE OF TRUSTEE'S SALE

*7/8/22*  
**FILED**  
8:37 am  
CHERI HANKINS  
COUNTY CLERK  
SHACKELFORD COUNTY, TX  
*Amel Breckenridge*

Date: July 8, 2022

Substitute Trustee: Cynthia Rucker Allen

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

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

Note: That one (1) certain Promissory Note in the original principal amount of \$35,000.00 executed by McCoy Land & Minerals, LLC, a Texas limited liability company, by and through Bobby McCoy, its member, in favor of First National Bank, Albany/Breckenridge, a National Bank.

As of July 7, 2022, there is owed \$31,829.65 principal and accrued unpaid interest of \$598.79, with interest continuing to accrue at the rate of \$4.64 per diem, and, \$221.63 in and for late charges.

### Deed of Trust

Date: December 28, 2020

Grantor: McCoy Land & Minerals, LLC, a Texas limited liability company

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

Recording information: Instrument Number: 20200960, Official Public Records, Shackelford County, Texas.

Property: the surface only of Lot 18 of the 3<sup>rd</sup> filing of Montana De La Cruz Residential Development in Shackelford County, Texas, as shown on the Exhibit A of the Acknowledgement of Revised Plat/Replat recorded in Volume 543, Page 289, Official Public Records of Shackelford County, Texas, and described in Deed recorded as Instrument 20160509 of the Official Public Records of said county.

County: Shackelford County, Texas

Date of Sale (first Tuesday of month): August 2, 2022

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.**

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 McCoy Land & Minerals, LLC, a Texas limited liability company.

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.



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CYNTHIA RUCKER ALLEN, Substitute Trustee