

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the 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 or any substitute trustee.

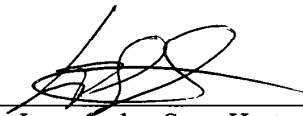
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed February 26, 2018.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$26,000.00 executed by Shelby Carl Zahn and payable to the order of Tierra Group, LLC. Tierra Group, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, Eric Jancovech, Scott Horton, or J. Brandon Waits as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Questions concerning the sale may be directed to the undersigned, or to the beneficiary, Tierra Group, LLC at 4200 South Hulen, Suite 533, Fort Worth, TX 76109, (817) 763-0997.

Dated December 3, 2018


Eric Jancovech, ~~Scott Horton,~~
or ~~J. Brandon Waits~~
Substitute Trustee

Re: 300 W. 7th St., Cisco, TX 76437

EXHIBIT "A"

BEING 70 x 70 feet of Lots 9 and 10, Block 69 in the City of Cisco, Eastland County, Texas, described by metes and bounds as follows;

BEGINNING at the Southeast corner of Lot 10 in Block 69, said part being at the Northwest corner of intersection of Avenue F and West 7th Street;

THENCE Westerly along the North boundary line of West 7th Street and South boundary line of Lot 10 and then Lot 9, 70 feet;

THENCE at right angles in a Northerly direction 70 feet;

THENCE at right angles in an Easterly direction 70 feet to point in East boundary line of Lot 10;

THENCE at right angles Southerly with the East boundary line of said Lot 10 and West boundary line of Avenue F, 70 feet to beginning.

Property: 300 W. 7th St., Cisco