NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS δ

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF EASTLAND δ

WHEREAS, by a Deed of Trust dated May 30, 2027, Angela Leigh Johnson, conveyed to Brad Stephenson, as Trustee, the property situated in Eastland County, Texas and described as follows:

Being a 0.275 acre tract of land out of and part of an un-numbered block of Block "B", Tindall's Subdivision of Block 37, Daugherty's Addition to the City of Eastland, Eastland County, Texas, as per the Official Plat of said addition filed of record in Slide 166 of the Plat Cabinet Records of Eastland County, Texas, being more particularly described in **Exhibit "A"** attached hereto and made a part hereof for all purposes (herein the "Property")

to secure that one certain Promissory Note therein described in the original principal sum of \$40,000.00, executed by Angela Leigh Johnson, and made payable to Fox & Fox Investments, LLC, (herein the "Note"), which such Deed of Trust is recorded at **Instrument Number 2017-001604**, Official Public Records of Eastland County, Texas, (herein "Deed of Trust"); and

WHEREAS, Fox & Fox Investments, LLC, the owner and holder of said Note and the beneficiary of said Deed of Trust, did appoint the undersigned Courtney Hansen to act as Substitute Trustee under the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due, and Fox & Fox Investments, LLC, the present owner and holder of said indebtedness, has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of February, 2023, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell, for cash, the Property at the South entrance steps of the Eastland County Courthouse, Eastland, Texas, to the highest bidder for cash. Said sale will begin at the earliest at 10:00 a.m. and will take place not later than three hours after that time.

Witness my hand this 10 day of January, 2023.

Courtney Hansen, Substitute Trustee

Address of Substitute Trustee: 301 W. Main

Eastland, TX 76448

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EASTLAND OR THY, TEXAS

EXHIBIT "A"

Field notes of a survey of Real Property and Improvements situated on a 0.775 acre tract of land out of and part of an unnumbered lot of Block "B", Tindall's Subdivision of Block 37, Daugherty's Addition to the City of Eastland, Eastland County, Texas, as per the Official Plat of said addition filed of record in Slide 166 of the Plat Cabinet Records of Eastland County, Texas, said 0.775 acres consists of 0.179 acres of land being all of a 52' X 150' tract of land conveyed to TDR Enterprises 1.LC described in a deed recorded in Volume 2116, Page 259 of the Official Public Records of Eastland County, Texas and 9.096 acres of land out of end part of a 104' X 150' tract of land conveyed to TDR Enterprises LLC described in a deed recorded in Volume 2131, Page 35 of the Official Public Records of Eastland County, Texas. This survey was trade for Transan Gregory by virtue of his request and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the North line of Sadosa Street and the West line of Walnut Street, said point being the Southeast corner of Block "B" of Tindall's Subdivision and the Southeast corner of TDR Enterprises LLC 52' X 150' tract, for the Southeast corner of this described tract.

There is 90° 00° 00° W, 150.00 feet with the South line of this described tract and the South line of TDR Enterprises LLC 52° X 150° tract, same being the South line of Block "8" and the Horth line of Sadosa Street, to a point from which a 53° iron red found bears \$ 80° 02° 22° E, 0.52 feet, said point being furtherly beared so being focused in the East line of a 15° alkey, for the Southwest corner of this described tract.

Theore N 60° 62° 22" W with the West line of this described true and the West line of TDR Enterprises LLC 52" X 150' truet, same being the East line of said 15' alley, at 52.00 feet passing a 53" into rod with survey cap 3 5035 found for the Northwest corner of TDR Enterprises LLC 52" X 158' tract and the Southwest corner of TDR Enterprises LLC 104' X 150' tract, thence southwing along the same course for a total distance of \$0.00 feet to a 14" rebut with survey cap 3 5035 set for the Northwest corner of this described tract.

Themen N 50° 00° 00° E, 150.00 feet with the North line of this described treat to a K" rather with survey cap is 5035 set in the East line of TDR Enterprises LLC 104° X 150° treat, same being the East line of Block "B" and the West line of Walnut Street, for the Northeast comes of this described treat.

There S 00° 07' 22" E with the East line of this described treet and the East line of TDR Enterprises LLC 104' X 150' tract. Survey being the East line of Block "B" and the West line of Walnut Survey, at 22.00 feet passing a 5/3" from red with survey cap \$ 5085 found for the Southeast corner of TDR Enterprises LLC 104' X 150' treet and the Northeast corner of TDR Enterprises LLC 52' X 150' truet, there continuing along the source for a total disease of 71.00 feet to the place of beginning and containing 0.275 acres of land.