# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS δ
δ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF EASTLAND δ

WHEREAS, by a Deed of Trust dated February 12, 2020, William Brian Bailey conveyed to Candice Marie Kanady, as Trustee, the property situated in Eastland County, Texas and described as follows:

Being Lots 5, 6, 7, 8, 9 and 10, Block 130, Subdivision 1, Original Townsite, City of Cisco, Eastland County, Texas (herein the "Property")

to secure that one certain Promissory Note therein described in the original principal sum of $76,488.17, executed by William Brian Bailey, and made payable to First Financial Bank, N.A. (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 2020-000435, Official Public Records of Eastland County, Texas (herein "Deed of Trust"); and

WHEREAS, First Financial Bank, f/k/a First Financial Bank, N.A., the owner and holder of said Note and the beneficiary of said Deed of Trust, did appoint the undersigned Marcus Hurtado 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 First Financial Bank, f/k/a First Financial Bank, N.A., the 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 5th day of November, 2024, 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 9 day of October, 2024.

Marcus Hurtado, AVP

Marcus Hurtado, Substitute Trustee

Address of Substitute Trustee:
201 E. Main
Eastland, TX 76448

RECEIVED 11:33 A M.
CATHY JENTHO, COUNTY CLERK
OCT 09 2024
EASTLAND COUNTY, TEXAS
By DR Deputy