

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS            §  
  §  
COUNTY OF EASTLAND   §

KNOW ALL MEN BY THESE PRESENTS:

That notice is hereby given of a public non-judicial foreclosure sale.

1.    **PROPERTY TO BE SOLD.** The property to be sold is located in Eastland County, Texas, and more particularly described as follows:

Being the North ½ of **Lots 7, 8, and 9, Block 23, Original Tower of Ranger**, Eastland County, Texas, being more commonly known as 313 S. Rusk, Ranger, Texas 76470.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust (herein defined) to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust, if any.

2.    **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date, time and place:

DATE:            May 7, 2024

TIME:            Not earlier than **11:00 AM**, or within three (3) hours thereafter.

PLACE:           100 W. Main Street, Eastland, Texas 76448, at the area being designated by the Eastland County Commissioner's Court for foreclosure sales.

3.    **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4.    **TYPE OF SALE.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Amanda Beeson. The Deed of Trust is dated June 20, 2022, and is recorded in the Office of the County Clerk of Eastland County, Texas, as **Instrument No. 2022-001915**.

5.    **OBLIGATIONS SECURED.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "**Obligations**"), including but not limited to the Promissory Note in the principal sum of \$89,579.11, executed by Amanda Beeson, and payable to the order of The Denley Group, LLC. The Denley Group, LLC is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "**Beneficiary**".

RECEIVED 4:00 P M.  
CATHY JENTHO, COUNTY CLERK

APR 11 2024

EASTLAND COUNTY, TEXAS  
By EA Deputy

As of April 5, 2024, there was owed \$89,405.95 on the Note in principal and interest, plus additional amounts for late fees and attorneys' fees. The Note is bearing interest at the rate of \$25.11 per day thereafter. An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

The Denley Group, LLC  
3008 Canton Street  
Dallas, Texas 75226

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED this the 11<sup>th</sup> day of April, 2024.



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NICHOLAS PETROFF, Substitute Trustee

**AFTER RECORDING RETURN TO:**

HESSE, HESSE & BLYTHE, PC  
Attn: Jordan Hesse  
5560 Tennyson Parkway  
Suite 250  
Plano, Texas 75024