NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## NOTICE OF TRUSTEE'S SALE

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

You, Connie S. Campbell, are hereby notified that on Tuesday, May 7, 2024, between the hours of 10:00 A.M. and 1:00 P.M. at the Eastland County Courthouse's South entrance steps (or as designated by the Eastland County Commissioner's office or as designated by the Eastland County Commissioners Court) located at 100 West Main Street, Eastland County, Eastland, Texas 76448, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described as 904 West 7th Street, Cisco, Eastland County, Texas 76437, which is more particularly described as Lot 10, Davis & Garner Subdivision of Lot 2, Block 92, an Addition to the City of Cisco, Eastland County, Texas, as shown by the plat of record in the records of the County Clerk of Eastland County, Texas (the "Real Property"). The earliest time that the sale will begin is 10:00 A.M. The address or other common designation of the Real Property is as follows: 904 West 7th Street, Cisco, Eastland County, Texas 76437.

This sale will be made to satisfy the debt evidenced by the Contract for the Lease and Mandatory Purchase of Real Estate ("Contract for Deed") dated October 18, 2011, in the original principal sum of \$70,000.00, executed by you, as Buyer, to The Johnny Smith Living Trust dated May 21, 2012, as Seller, and secured by and pursuant to the power of sale conferred in said Contract for Deed, which is recorded in Instrument No. 2011-003000 of the Official Public Records, Eastland County, Texas (the "Contract for Deed").

The Beneficiary has appointed me, the undersigned Nicholas E. Arrott II, as Trustee under the Contract for Deed by a written Appointment of Trustee, which is recorded in the Official Public Records of Eastland County, Texas. As Trustee, I am vested with and succeed to all the powers and duties given to a Trustee in the Contract for Deed in the case of foreclosure. Thus, The Johnny Smith Living Trust dated May 21, 2012, has requested me, the undersigned Trustee, to enforce this trust by selling the Real Property because you are in default in the payment of the debt described in the Contract for Deed.

Your debt has been accelerated, and the entire unpaid balance of your debt is now due and payable. You now owe The Johnny Smith Living Trust dated May 21, 2012, the sum of \$37,156.64. If you do not pay The Johnny Smith Living Trust dated May 21, 2012, this amount, then the Real Property will be sold to satisfy the debt. Your debt has been accelerated because you failed to cure your default under this debt as was requested in the notice sent to you on October 31, 2023; specifically, you failed to pay the total delinquency amounting to \$8,292.62 on or before December 31, 2023.

APR 08 2024

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EASTLAND GOUNTY, TEXAS
Deputy

## **NOTICE**

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.

## **NOTICE**

YOU ARE NOT COMPLYING WITH THE TERMS OF THE CONTRACT TO BUY YOUR PROPERTY. UNLESS YOU TAKE THE ACTION SPECIFIED IN THIS NOTICE BY APRIL 2, 2024, A TRUSTEE DESIGNATED BY THE SELLER HAS THE RIGHT TO SELL YOUR PROPERTY AT A PUBLIC AUCTION.

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Executed on this the $\frac{\text{Fth}}{\text{day of}}$ day of $\frac{\text{Apv}}{\text{day of}}$ , $\frac{\text{20}}{\text{21}}$ .
Trustee:
Nicholas E. Arrott II, Attorney Shahan Decker & Arrott PLLC
2 Village Drive, Suite 101
Abilene, Texas 79606
ACKNOWLEDGEMENT
THE STATE OF TEXAS  Eastland &   COUNTY OF TAYLOR  \$
This instrument was acknowledged before me on the day of
, 20 <u>24</u> , by Nicholas E. Arrott II, in the capacities so stated herein.
BELINDA JEAN ANDERSON NOTARY PUBLIC STATE OF TEXAS ID # 227958-1 My Comm. Expires 02-02-2026 NOTARY PUBLIC, State of Texas
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