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 January 12, 2023, **Kimberlee Montgomery** conveyed to Steven G. Kuban, as Trustee, for the benefit of **Kathy Simpson**, the property situated in Eastland County, Texas and described as follows:

> All that certain 2.41 acre tract of land consisting of Lots 1 thru 8, Lots 13 thru 24 of Block 2 and Lots 45 thru 52 of Block 3, Hodges Central Addition, City of Ranger, Eastland County, Texas, as per the Official Plat of said addition filed of record in Slide 92 of the Plat Cabinet Records of Eastland County, Texas. Said tract also being out of part of a tract conveyed to Kathy Simpson recorded in Document #2015-001081 of the Official Public Records of Eastland County, Texas (herein the "Property")

to secure that one certain Promissory Note therein described in the original principal sum of $55,000.00, executed by **Kimberlee Montgomery**, and made payable to **Kathy Simpson** (herein the "Note"), which such Deed of Trust is recorded under **Instrument Number 2023-000113**, Official Public Records of Eastland County, Texas (herein "Deed of Trust"); and

WHEREAS, Kathy Simpson, 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 Kathy Simpson, 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 3rd day of June, 2025, 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 5 day of May, 2025.

Courtney Hansen, Substitute Trustee

Address of Substitute Trustee:
301 W. Main/P.O. Box 311
Eastland, TX 76448

RECEIVED 2:45 P M.
CATHY JENTHO, COUNTY CLERK

MAY 02 2025

EASTLAND COUNTY, TEXAS
By _____ Deputy