

JUN 10 2025

EASTLAND COUNTY, TEXAS
By EA Deputy

NOTICE OF FORECLOSURE SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: June 10, 2025

Deed of Trust ("Deed of Trust"):

Date: December 29, 2023
Grantor: Lem Brant Savely
Trustee: The Owner Finance Company
Beneficiary: The Owner Finance Company
Recorded As: Doc. No. 2024-000290 in the Official Public Records of Eastland County, Texas
Substitute Trustee: Jacob Hyde, Tammy Elliott, and Matthew Crum

Promissory Note ("Note"):

Date: December 29, 2023
Borrower: Lem Brant Savely
Lender: The Owner Finance Company
Original Principal Amount: \$232,000.00

Property To Be Sold. The property to be sold (the "Property") is described as follows:

BEING A 0.466 ACRE TRACT OF LAND BEING OUT OF AND PART OF THE FOLLOWING: A TRACT FORMERLY DESCRIBED AS THE E/25' OF LOT 17 AND ALL OF LOT 18, BLOCK 6 AS CONVEYED IN A DEED TO AARON LONG ET. UX. RECORDED IN DOCUMENT NO. 2012-001626 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS; AND A TRACT FORMERLY DESCRIBED AS ALL OF LOTS 1, 2, & 3, BLOCK 6, AND THE E/10' OF ALLEY AS CONVEYED IN A DEED TO AARON LONG RECORDED IN DOCUMENT NO. 2014-000589, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS SAID ALLEY WAY RESOLUTION DESCRIBED IN VOLUME 477, PAGE 436, DEED RECORDS, EASTLAND COUNTY, TEXAS. ALL OF THIS LEGAL DESCRIPTION IS THE SAME PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2024-000289 WHERE SAID METES AND BOUNDS ARE MORE PARTICULARLY DESCRIBED. THIS PROPERTY IS MORE COMMONLY KNOWN AS 1108 MANCILL DRIVE, CISCO, TEXAS 76437

Date, Time, and Place of Sale: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, July 01, 2025

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Place designated by the Commissioner's Court of Eastland County, Texas

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

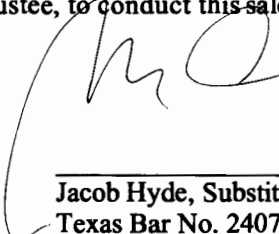
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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 (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Jacob Hyde at 100 E. Whitestone Blvd., Ste. 148-299, Cedar Park, TX 78613, Tel: (512) 992-8591, email: jacob.hyde.law@gmail.com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED June 10, 2025



Jacob Hyde, Substitute Trustee
Texas Bar No. 24074464
Matthew Crum and Tammy Elliott,
Substitute Trustees
100 E. Whitestone Blvd., Ste. 148-299
Cedar Park, TX 78613
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