

## Notice of Foreclosure Sale

April 14, 2025

### Deed of Trust to Secure Owelty of Partition ("Deed of Trust"):

Dated: Effective March 28, 2022

Grantor: Joshua Douglas Crowder

Trustee: Stephen McKethan, 115 N. Graham St., Ste. 201, Stephenville, TX 76401

Beneficiary: Kipi Crowder

Recorded in: Document No. 2025-000014 in the Official Public Records of Eastland County, Texas, Texas

Legal Description: 1.937 acre tract of land out of and part of the Matt Finch Survey, Abstract No. 134, Eastland County, Texas, said land being formerly described in a Substitute Trustee's Deed from Rodney Howard-Fisher, et ux. to Bank of America, N.A. recorded in Document # 2012-002312, Official Public Records of Eastland County, Texas. Being the same property having a physical address of 401 CR 454, Olden Texas 76466.

Secures: Real Estate Lien ("Note") in the original principal amount of \$57,500.00, executed by Joshua Douglas Crowder ("Maker") and payable to the order of Beneficiary

### Foreclosure Sale:

Date: May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: **THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE ARE DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, **received** 1:22 **M.**  
CATHY JENTHO, COUNTY CLERK

APR 14 2025

EASTLAND COUNTY, TEXAS  
By [Signature] Deputy

Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

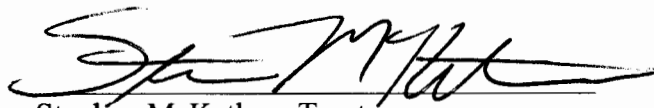
If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



Stephen McKethan, Trustee