

NOTICE OF FORECLOSURE SALE

Date: October 28, 2021

Trustee/Substitute Trustee:

David Spiller, Mason Spiller and/or Reid Spiller

Trustee/Substitute Trustee's Address:

David Spiller, Esq.
Mason Spiller, Esq.
Reid Spiller, Esq.
SPILLER & SPILLER
Attorneys and Counselors at Law
P. O. Drawer 447
Jacksboro, Texas 76458

FILED FOR RECORD

_____ O'CLOCK _____ M

OCT 28 2021

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

BY _____ DEPUTY

Mortgagee: Patricia Zuber

Note: Promissory Note dated May 28, 2013, in the original principal amount of ONE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS (\$112,000.00), by William Niggemeyer and Ruth Anne Arnel, as Borrower, payable to the order of Patricia Zuber, as Lender

Deed of Trust:

Secured by Deed of Trust dated May 28, 2013, from William Niggemeyer and Ruth Anne Arnel, as Grantor, to Scott A. Spiller, as Trustee, recorded in Book 922, Page 356, Official Public Records of Jack County, Texas

Property:

FIRST TRACT:

Tract of land in the City of Jacksboro, Texas, lying within Lots No. 2, 3, 8 and 9, Block No. 34 of the Original Townsite of the City of Jacksboro, (Plat recorded in Volume E3, Page 520, Miscellaneous Records of Jack County), being the tract conveyed to T. R. Willis and wife, Dorothy A. Willis recorded in Volume 415, Page 598, Deed Records of Jack County and being more particularly described as follows:

BEGINNING at a 2 inch cap on a 5/8 inch iron rod set on the South line of U. S. Highway No. 380 at the Northwest corner of the said Willis Tract and the Northeast corner of the Jack County Museum Association Tract recorded in Volume 543, Page 840, Deed Records of Jack County, being South 00° 26' 38" West 10.0 feet from the Northwest corner of the said Block No. 34;

THENCE South 89° 52' 27" East for a distance of 79.71 feet to a 2 inch cap on a 5/8 inch iron rod set on the South line of the said highway at the Northeast corner of the said Willis Tract and the most Northerly Northwest corner of the Corporation of the Episcopal Diocese of Fort Worth Tract recorded in Volume 553, Page 689, Deed Records of Jack County;

THENCE South 00° 21' 38" East for a distance of 147.69 feet to a 2 inch cap on a 5/8 inch iron rod set at the Southeast corner of the said Willis Tract and an ell corner of the said church tract;

THENCE North 89° 59' 38" West for a distance of 81.79 feet to a 2 inch cap on a 5/8 inch iron rod set at the Southwest corner of the said Willis Tract on the East line of the said museum tract and the West line of the said Block No. 34;

THENCE North 00° 26' 38" East for a distance of 147.86 feet to the place of beginning.

SECOND TRACT:

Tract of land in Lot No. 8, Block No. 34 of the Original Townsite of Jacksboro, Texas, plat thereof recorded in Volume E3, Page 520, Miscellaneous Records of Jack County and being part of the Jim Allard and wife, Eva Allard Tract recorded in Volume 689, Page 573, Official Public Records of Jack County and being more particularly described as follows:

BEGINNING at a 2 inch cap on a 5/8 inch iron rod found being a Northwest corner of the said Allard Tract and the Southwest corner of the Jimmy Allard Tract recorded in Volume 671, Page 301, Official Public Records of Jack County, on the East line of the Jack County Museum Association Tract recorded in Volume 543, Page 840, Deed Records of Jack County;

THENCE South 89° 59' 38" East for a distance of 26.42 feet to a 2 inch cap on a 5/8 inch iron rod set at the West base of a chain link fence corner on a North line of the said Allard Tract recorded in Volume 689, Page 573 and the South line of the said Allard Tract recorded in Volume 671, Page 301;

THENCE South 00° 17' 40" East for a distance of 31.40 feet to a 2 inch cap on a 5/8 inch iron rod set at the Southeast base of a chain link fence corner within the said Allard Tract recorded in Volume 689, Page 573;

THENCE North 88° 12' 34" West for a distance of 26.83 feet to a 2 inch cap on a 5/8 inch iron rod set on the West line of the said Allard Tract and the East line of the said Museum Tract;

THENCE North 00° 26' 38" East for a distance of 30.56 feet to the place of beginning.

County: Jack

Date of Sale (first Tuesday of month): Tuesday, December 7, 2021

Time of Sale: 10:00 a.m.

Place of Sale: Jack County Courthouse at 100 N. Main Street, Jacksboro, Texas 76458, at the following location: on the steps fronting the doors on the West side of the Courthouse, or as designated by the County Commissioners pursuant to Section

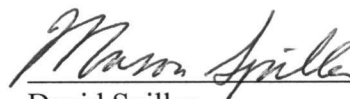
51.002 of the Texas Property Code.

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.

David Spiller, Mason Spiller and/or Reid Spiller are Trustee under the Deed of Trust, and/or Mortgagee has appointed David Spiller, Mason Spiller and/or Reid Spiller as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.



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