

NOTICE OF FORECLOSURE SALE

Date: August 25, 2022

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

AUG 25 2022

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ DEPUTY

Mortgagee: Jacksboro National Bank of Jacksboro, Texas

Note: Promissory Note dated June 7, 2018, in the original principal amount of FIFTY-SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$57,800.00), Chelsey E. Smith-Little, as Borrower, payable to the order of Jacksboro National Bank of Jacksboro, Texas, as Lender

Deed of Trust:

Secured by Deed of Trust dated June 17, 2018, from Chelsey E. Smith-Little and husband, Brandon Little, as Grantors, to Ed Ramage, as Trustee, recorded in Book 1045, Page 575, Official Public Records of Jack County, Texas

Property:

All that certain lot, tract or parcel of land out of Block No. 13 of the Lindsey Addition to the City of Jacksboro, Jack County, Texas, said plat of record in Volume 17, Page 215, Deed Records of Jack County, and being described as follows:

BEGINNING 183 1/3 feet North of the original Southwest corner of said block;
THENCE East 166 feet to corner;
THENCE North 50 feet to corner;
THENCE West 166 feet to the West Boundary Line of said Block No. 13 corner;
THENCE South with the West Boundary Line of said block, 50 fee to the place of beginning.

County: Jack

Date of Sale (first Tuesday of month): Tuesday, October 4, 2022

Time of Sale: 10:00 a.m.

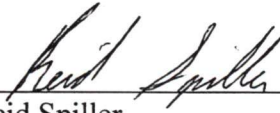
Place of Sale: Jack County Courthouse at 100 N. Main Street, Jacksboro, Texas 76458, at the following location: on the steps fronting the doors on the West side of the Courthouse, or as designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code.

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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