

**FILED FOR RECORD**

\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

RECORDING REQUESTED BY:

JUL - 9 2024

WHEN RECORDED MAIL TO:

VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS

Guy Wiggs, Donna Stockman, David Stockman, Michelle  
Schwartz, Janet Pinder, Brandy Bacon, Jamie Oworsky,  
Angela Cooper  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
{949} 252-8300

BY \_\_\_\_\_ DEPUTY

**LC**

TS No TX01000008-24-1

APN 11102-02000-01200-000000

TO No 240292601-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on **July 28, 2022**, **TEXAS TRINITY SOLUTIONS, LLC. SPARK PROPRETY SOLUTIONS, LLC**, as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **RECONVEYANCE PROFESSIONALS INC.** as Trustee, **RAIN CITY CAPITAL, LLC** as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of **\$78,750.00**, payable to the order of **Rain City Capital LLC** as current Beneficiary, which Deed of Trust recorded on **August 5, 2022** as Document No. **20220002780** in Jack County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN **11102-02000-01200-000000**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela** Cooper or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Rain City Capital LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that on **Tuesday, August 6, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Jack County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **100 N. Main, Jacksboro TX 76458; On the steps fronting the doors on the west side of the Jack County Courthouse or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Rain City Capital LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Rain City Capital LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

**NOTICE IS FURTHER GIVEN**, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 9th day of July, 2024,

By: [REDACTED] Rockman, Michelle Schwartz, Janet Pinder, Brandy Bacon,  
Jamie Oworsky, Angela Cooper  
Substitute Trustee(s)

**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.**

SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security Instrument, including the right to foreclose its lien.

## EXHIBIT "A"

FIRST TRACT: BEING LOTS NO. 11 AND 12 OF THE OLIVER JONAS ADDITION TO THE CITY OF JACKSBORO, JACK COUNTY, TEXAS, PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS OF JACK COUNTY, ALSO BEING THE SAME FIRST TRACT CONVEYED TO DAVID & JINEFFER CROSS IN VOLUME 1062, PAGE 579, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, TEXAS.

SECOND TRACT: TRACT OF LAND CONTAINING 0.204 ACRE, MORE OR LESS, IN BLOCK NO. 1 OF THE LEON & H. BLU ADDITION TO THE CITY OF JACKSBORO, JACK COUNTY, TEXAS, PLAT THEREOF RECORDED IN VOLUME 2, PAGE 4, PLAT RECORDS OF JACK COUNTY, ALSO BEING THE SAME "SECOND TRACT" CONVEYED TO DAVID & JINEFFER CROSS IN VOLUME 1062, PAGE 579, 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, AT THE SOUTHWEST CORNER OF THE SAID CROSS "SECOND TRACT" AND THE SOUTHEAST CORNER OF LOT NO. 12 OF THE OLIVER JONAS ADDITION TO THE CITY OF JACKSBORO, BEING SOUTH  $89^{\circ} 32' 59''$  EAST A DISTANCE OF 215.96 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK NO. 1;

THENCE NORTH  $00^{\circ} 23' 01''$  EAST FOR A DISTANCE OF 98.90 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND AT A FENCE CORNER, BEING THE NORTHWEST CORNER OF THE SAID CROSS "SECOND TRACT" AND THE NORTHEAST CORNER OF THE SAID LOT NO. 12;

THENCE NORTH  $77^{\circ} 58' 14''$  EAST FOR A DISTANCE OF 69.97 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND AT THE BASE OF A FENCE CORNER, BEING THE NORTHEAST CORNER OF THE SAID CROSS "SECOND TRACT";

THENCE SOUTH  $13^{\circ} 29' 09''$  EAST FOR A DISTANCE OF 117.48 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND AT THE BASE OF A FENCE CORNER, BEING THE SOUTHEAST CORNER OF THE SAID CROSS "SECOND TRACT" AND ON THE MOST EASTERLY NORTH LINE OF THE SAID JONAS ADDITION;

THENCE NORTH  $89^{\circ} 32' 59''$  WEST FOR A DISTANCE OF 96.50 FEET TO THE PLACE OF BEGINNING