

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 10, 2024

DEED OF TRUST:

Date: February 2, 2023

Grantor: VAQUERO HOME BUILDER LLC

Grantor's County: JACK

Beneficiary: INVESTMARK MORTGAGE LLC

Trustee: KEVIN VELA

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, LYNNE HOLIDAY, ED HENDERSON, ANDREW MILLS-MIDDLEBROOK, KARRON GIBSON, DANA GOPPFARTH, MICHAEL LEE, GUY WIGGS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, MICHELLE SCHWARTZ, GUY WIGGS, JAMIE DWORSKY, JANET PINDER, BRANDY BACON and ANGELA COOPER

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 20230000879, Real Property Records, Jack County, Texas.

PROPERTY:

Being a tract of land in Block No. 18 of the Lindsey Addition to the City of Jacksboro, Texas, the plat thereof being recorded in Volume 17, Page 213, Deed Records of Jack County, Texas, and being the same property described in Deed of Trust recorded in Document No. 20230000879, Official Public Records of Jack County, Texas. Locally known as 833 West Live Oak Street, Jacksboro, Texas 76458.

NOTE SECURED BY DEED OF TRUST:

FILED FOR RECORD

_____ O'CLOCK _____ M

APR 12 2024

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

BY _____ DEPUTY

Date: February 2, 2023

Original Principal Amount: \$140,000.00

Holder: INVESTMARK MORTGAGE LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of May, 2024.

PLACE OF SALE OF PROPERTY:

County Courthouse of Jack County, Jacksboro, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.

Susan Mills

JIM MILLS, SUSAN MILLS, LYNNE
HOLIDAY, ED HENDERSON, ANDREW
MILLS-MIDDLEBROOK, KARRON
GIBSON, DANA GOPFFARTH,
MICHAEL LEE, GUY WIGGS, DENISE
BOERNER, BRENDA WIGGS, DONNA
STOCKMAN, DAVID STOCKMAN,
MICHELLE SCHWARTZ, GUY WIGGS,
JAMIE DWORSKY, JANET PINDER,
BRANDY BACON and ANGELA
COOPER

2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964