

**NOTICE OF FORECLOSURE SALE**

Date: June 2, 2025

Trustee/Substitute Trustee:

Reid Spiller, David Spiller and/or Mason Spiller

**FILED FOR RECORD**

Trustee/Substitute Trustee's Address:

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

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

JUN - 2 2025

VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS

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

Mortgagee: CHARLES T. GARDNER and DONALD O'NEAL GARDNER, JR.

Note: Promissory Note dated August 12, 2024, in the original principal amount of THREE HUNDRED NINETY-THREE THOUSAND AND NO/100 DOLLARS (\$393,000.00), by Autumn Davis and Grant Davis, as Borrower, payable to the order of Charles T. Gardner and Donald O'Neal Gardner, Jr., as Lender

Deed of Trust:

Deed of Trust dated August 12, 2024, from Autumn Davis and Grant Davis, as Grantor, to David Spiller, as Trustee, recorded in Instrument No. 20240002156, Official Public Records of Jack County, Texas

Property:

Tract of land containing 43.33 acres, more or less, in the John W. Frazier Survey, Abstract No. 214, Jack County, Texas, being part of the same tract described in a deed to Charles and Donald Gardner recorded in Instrument No. 20210000187, Official Public Records of Jack County and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found at the base of a fence corner, being the Northeast corner of the said Gardner Tract;

THENCE South 00° 11' 04" West for a distance of 1475.67 feet to a 1 inch cap on a 1/2 inch iron rod found, being the Southeast corner of this tract, the Northeast corner of the Rochelle Fielder Tract recorded in Instrument No. 20230002468, Official Public Records of Jack County and on the East line of the said Gardner Tract;

THENCE North 90° 00' 00" West for a distance of 1262.97 feet to a 1 inch cap on a 1/2 inch iron rod found, being the Southwest corner of this tract, the Northwest corner of the said Fielder Tract and on the East line of the above described 2.47 acre tract;

THENCE North 01° 11' 49" West for a distance of 756.56 feet to a 1 inch cap on a 1/2 inch iron rod found at a point of curvature of the said 2.47 acre tract and being a corner of this tract;

THENCE with a curve to the left, having a radius of 60.00 feet and an arc length of 126.10 feet, being subtended by a chord of North 03° 59' 49" East for a distance of 104.14 feet to a 1 inch cap on a 1/2 inch iron rod found in a curve of the said 2.47 acre tract, being a corner of this tract and the most Eastern Southeast corner of the Scotty Edmunds Tract recorded in Instrument No. 20230002427, Official Public Records of Jack County;

THENCE North 01° 10' 28" West for a distance of 625.19 feet to a 1 inch cap on a 1/2 inch iron rod found, being the Northwest corner of this tract, the Northeast corner of the said Edmunds Tract and on a North line of the said Gardner Tract;

THENCE South 89° 34' 11" East for a distance of 1289.12 feet to the place of beginning.

County: Jack

Foreclosure Sale:

Date: Tuesday, July 1, 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: 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.

Terms: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

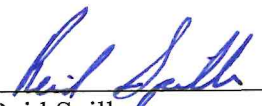
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF**

THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Reid Spiller, David Spiller and/or Mason Spiller are Trustee under the Deed of Trust, and/or Mortgagee has appointed Reid Spiller, David Spiller and/or Mason 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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Reid Spiller  
David Spiller  
Mason Spiller  
SPILLER & SPILLER  
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