

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of certain Property and Collateral (as those terms are defined and described below) will be held at the date, time and place specified in this notice.

INFORMATION REGARDING THE SALE:

Date of Sale: Tuesday, September 2, 2025 (which is the first Tuesday of that month).

Time of Sale: The earliest time at which the sale shall occur is 1:00 p.m. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: At the place at the Jack County Courthouse designated by the Jack County Commissioners Court, located at 100 N. Main Street, Jacksboro, Texas 76458, or such other place as designated by the Jack County Commissioner's Court pursuant to Texas Property Code 51.002.

INFORMATION REGARDING THE LIEN:

Deed of Trust: Deed of Trust

Date: June 22, 2023

Grantor/Trustor: Monte L. Hampton and Thelmekia Martin, husband and wife

Original Trustee: Greg Massey

Original Mortgagee: First United Bank & Trust Company, an Oklahoma state bank

Current Mortgagee: Horizon Bank

Recorded In/At: Document No. 20230001911 of the Official Public Records of Jack County, Texas.

Property Description: The real property is located in the unincorporated community of Perrin, County of Jack, State of Texas, and being more particularly described in the attached **EXHIBIT "A"**, and more commonly known as: **360 Double Ranch Rd. N., Perrin, Texas 76486**, together with improvements, fixtures and personal property described in the Deed of Trust (collectively, the "Subject Property").

FILED FOR RECORD

_____ O'CLOCK _____ M

AUG 12 2025

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VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ DEPUTY

INFORMATION REGARDING THE DEBT SECURED:

Note: Promissory Note

Date: June 22, 2023

Face Amount: \$1,228,000.00

Borrower: Monte L. Hampton

Original Lender: First United Bank & Trust Company, an Oklahoma state bank

Current Lender: Horizon Bank

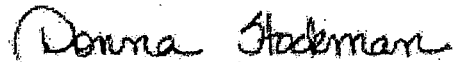
THE DEBT HAS BEEN ACCELERATED:

The debt secured by the Deed of Trust has been accelerated and remains unpaid.

The owner and holder of the debt has requested that the undersigned, or any of us so appointed, as Substitute Trustee, sell the Subject Property and the Collateral secured by the Deed of Trust, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Subject Property and Collateral to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on the 11th day of August 2025.



Angela Cooper Brown,
Guy Wiggs,
Donna Stockman,
David Stockman,
Michelle Schwartz,
Janet Pinder,
Jeff Benton
Jamie Dworsky, and/or
David Garvin, **Substitute Trustee**
8101 Boat Club Road
Suite 320
Fort Worth, Texas 76179
(817) 236-0064

Exhibit "A"

BEING TRACT 6, DOUBLE B RANCH ESTATES, A SUBDIVISION IN JACK COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 177, PLAT RECORDS OF JACK COUNTY, TEXAS.

Parcel ID Number: 61643