NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

See **Exhibit A** attached hereto and made a part hereof for all intended purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, August 6, 2024

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

Place: The area of the Falls County Courthouse in Marlin, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

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The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by John Jacob Houston and Spencer Suzanne Houston, dated February 1, 2021, and recorded in Document Number 6004 of the Official Public Records of Falls County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of $468,000.00 executed by John Jacob Houston and Spencer Suzanne Houston payable to the order of First National Bank of Central Texas (collectively the "Obligation"). First National Bank of Central Texas is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 9, 2024.

Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

Tibbit Surveying

1-254-231-3479
P.O. BOX 1112
TEMPLE, TX. 76503
TTIBBIT@HOTMAIL.COM

FIELD NOTES FOR A TRACT OF LAND IN FALLS COUNTY, TEXAS.

Being 24.90 Acres, more or less, of the J. S. Hendershot Survey, Abstract No. 210, and being part of a 74.71 Acre tract described in a deed to Charles E. Peterson and wife, Kristie Peterson as recorded in Volume 243, Page 616 of the Official Records of Falls County, Texas;

BEGINNING at a railroad spike, found, at fence corner for the Northwest corner of said 74.71 Acre tract, and in the South fence line of a 180.5 Acre tract described as Tract Two in a deed to Trent A. Phillips as recorded in Volume 164, Page 346 of the Deed Records of Falls County, Texas, also being in the East line of Texas F. M. Highway No. 935;

THENCE, N 61° 30' 00" E, with the North fence line of said 74.71 Acre tract and the South line of said 180.5 Acre tract, 554.57 Feet, to a ½ inch iron pin, set, for the Northeast corner hereof, from whence a ½ inch iron pin, set, at the Northeast corner of said 74.71 Acre tract, Brs N 61° 30' 00" E,. 1317.74;

THENCE, S 22° 59' 34" E, crossing said 74.71 Acre tract, 1661.70 Feet, to a ½ inch iron pin, set, at the Southwest corner hereof, in the North fence line of Falls County Road No. 475, and in the South fence line of said 74.71 Acre tract;

THENCE, with the North fence line of said county road and the South fence line of said 74.71 Acre tract, as follows; S 60° 50' 46" W, 674.49 Feet, to a ½ inch iron pin, found, at fence post; and N 69° 47' 40" W, 58.33 Feet, to a ½ inch iron pin, found, at fence post; and N 59° 47' 26" W, 51.80 Feet, to a ½ inch iron pin, found, at fence post;

THENCE, N 16° 08' 33" W, with the West line of said 74.71 Acre tract and an East line of said county road and said highway, 1610.95 Feet, to the PLACE OF BEGINNING.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and accompanying Plat were prepared from a survey made on the ground, January 13-18, March 17 and April 6, 2010, the Records of Falls County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found, on the ground. Basis of Bearings, corners found of said 74.71 Acre tract.

WITNESS MY HAND AND SEAL THIS THE 6TH DAY OF APRIL, 2010.

STATE OF TEXAS REGISTERED TOBY TIBBIT 5496 PROFESSIONAL LAND SURVEYOR

Toby Tibbit
Registered Professional Land Surveyor No. 5496

COUNTY COURT SEAL OF FALLS COUNTY

STATE OF TEXAS
COUNTY OF FALLS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page in Official Public Records of Falls County
Falls County Feb 04 2021 at 02:37P

EXHIBIT "A"
Page 1 of 1

STATE OF TEXAS COUNTY OF FALLS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page