

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

BEING THE NORTH ONE-HALF (N/2) OF LOT NO. ONE (1), IN BLOCK NO. NINETY-SEVEN (97) OF THE ORIGINAL TOWN OF SWEETWATER, NOLAN COUNTY, TEXAS ("Property").

Instrument To Be Foreclosed. The instrument to be foreclosed is a Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing filed in the Official Public Records of Real Property of Nolan County, Texas, and recorded under Instrument No. 21-33822, on May 6, 2021, and executed by Gilbert Veracruz, Member and Lisa Stokes, Member, Duville Enterprises LLC.

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

Date: Tuesday, April 5, 2022.

Time: The sale will begin no earlier than 1:00 o'clock p.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 4:00 o'clock p.m.

Place: Lobby of courthouse, or as further designated by the County Commissioners.

Terms Of Sale. Pursuant to Section 51.009 of 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 and Assignment of Rents, and will be conducted as a public auction to the highest bidder for cash or certified funds. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 first sale of the day held by the Substitute Trustee.

Administration Of Foreclosure By Mortgage Servicer. Secured Investment Corp. ("Mortgage Servicer") is representing Secured Investment High Yield Fund II, LLC ("Mortgagee"), under a servicing agreement with Mortgagee. Mortgage Servicer's address is 701 E. Front Ave., Second Floor, Coeur d'Alene, ID 83814.

Default And Request To Act. Default has occurred under the Deed of Trust and Assignment of Rents, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the sale.

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 THE 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.

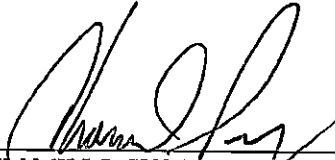
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Return To:
Prbyn Law Firm, PLLC
P.O. Box 2820
Cypress, Texas 77410

RECEIVED
MAR 14 2022
Nolan County Clerk

Mortgagor: Duville Enterprises LLC
PLF File No. 2021054

Date: July 8, 2021.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, TERRY BROWDER, LAURA
BROWDER, MARSHA MONROE, CHRISTIN
DELAROSA, DOUG NEFF, DARYL DRAIN, ED
HENDERSON, CINDY DRAIN, KAMIE SMITH,
JAMIE OSBORNE, OR THOMAS D. PRUYN,
Substitute Trustee,
c/o P.O. Box 2820, Cypress, Texas 77410

Return To:
Pruyn Law Firm, PLLC
P.O. Box 2820
Cypress, Texas 77410