

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

July 12, 2022

NOTE:

Date: September 9, 2019
 Maker: Clear Diamond, Inc. dba MK Gas - Paragon Logistics
 Payee: Axos Bank, its successors and assigns
 Original principal amount: \$100,000.00

DEED OF TRUST:

Date: September 19, 2019 (effective date)
 Grantor: Clear Diamond, Inc.
 Trustee: James E. Cuellar
 Beneficiary: Axos Bank, its successors and assigns
 Recording data: Recorded under Clerk's File No. 51241, Official Public Records of McCulloch County, Texas.

LENDER: WBL SPO II, LLC

MORTGAGE SERVICER: WBL Servicing, LLC
 P.O. Box 479
 Elmsford, NY 10523

The above-named mortgage servicer is representing the above-named lender under a servicing agreement with said lender.

BORROWER: Clear Diamond, Inc. dba MK Gas - Paragon Logistics

PROPERTY: See Exhibit "A" attached hereto.

Commonly known as: 807 San Angelo Hwy., Brady, TX 76825

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

August 2, 2022, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

ORIGINAL TRUSTEE: James E. Cuellar
 440 Louisiana, Suite 718
 Houston, Texas 77002
 (713) 222-1281

POSTED

SUBSTITUTE TRUSTEES: Jeffrey D. Stewart

JUL 12 2022



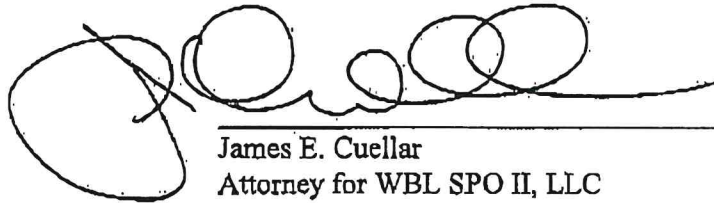
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Christine A. Jones
McCulloch County Clerk

D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

LINDA REPPERT
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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.



James E. Cuellar
Attorney for WBL SPO II, LLC

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the steps of the south front door of the McCulloch County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

TEXAS BUSINESS AND COMMERCE CODE NOTICE

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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.


Substitute Trustee

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EXHIBIT A**Legal Description**

Legal description of land: 1.82 ACRES, MORE OR LESS, IN TWO TRACTS SITUATED IN MCCULLOCH COUNTY, TEXAS, OUT OF J. F. BRAUN SURVEY NO. 407, ABSTRACT NO. 71, CERTIFICATE NO. 81, PATENTED TO JOHANN FRED BRAUN BY PATENT NO. 17, VOLUME 26, MCCULLOCH COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

(A) 1 ACRE, MORE OR LESS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 1891.6 FEET NORTH $29\frac{1}{2}^{\circ}$ WEST OF THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY NO. 87, AND THE NORTH LINE OF THE G. C. & S. F. R.R. CO. RIGHT-OF-WAY, AN IRON PIN SET IN THE WEST LINE OF STATE HIGHWAY NO. 87, FOR CORNER;

THENCE SOUTH $45\frac{1}{4}^{\circ}$ WEST 419 FEET TO AN IRON PIN FOR CORNER;

THENCE NORTH $74^{\circ} 25'$ EAST 414.85 FEET TO AN IRON PIN SET IN WEST LINE OF U.S. HIGHWAY NO. 87, FOR CORNER;

THENCE NORTH $29\frac{1}{2}^{\circ}$ WEST 210 FEET TO THE PLACE OF BEGINNING; AND

(B) .82 OF AN ACRE, MORE OR LESS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST LINE OF U.S. HIGHWAY NO. 87 RIGHT-OF-WAY, 1681.6 FEET NORTH $29\frac{1}{2}^{\circ}$ WEST OF THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY NO. 87, AND THE NORTH LINE OF G. C. & S. F. R.R. CO. RIGHT-OF-WAY;

THENCE SOUTH $74^{\circ} 25'$ WEST 415.6 FEET TO STAKE;

THENCE SOUTH $44^{\circ} 42'$ WEST 149 FEET TO STAKE;

THENCE NORTH $74^{\circ} 05'$ EAST 563 FEET TO STAKE IN WEST LINE OF SAID HIGHWAY NO. 87;

THENCE WITH WEST LINE OF SAID HIGHWAY, NORTH $29\frac{1}{2}^{\circ}$ WEST 75 FEET TO THE PLACE OF BEGINNING AND BEING THE NORTH 75 FEET OF A CERTAIN TRACT CONTAINING 2.95 ACRES CONVEYED BY GLEN H. RICKS, ET UX, TO J. S. KING, BY DEED DATED JANUARY 2, 1948, RECORDED IN VOLUME 122, PAGE 346, DEED RECORDS OF MCCULLOCH COUNTY, TEXAS.

Commonly Known As:

807 San Angelo Hwy., Brady TX 76825

Parcel ID: 24876

AFFIDAVIT OF POSTING AND FILING

THE STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF MCCULLOCH §

BEFORE ME, the undersigned notary public, on this day personally appeared Linda Reppert, who, after first being by me duly sworn, upon oath did depose and say:

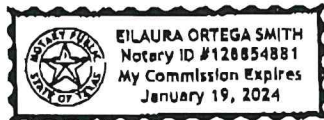
“I, Linda Reppert, affirm that on July 12, 2022, an executed copy of a Notice of Substitute Trustee’s Sale (pertaining to Clear Diamond, Inc. dba MK Gas - Paragon Logistics) was posted by me at the McCulloch County Courthouse, at or about 2 AM/PM and that an identical executed copy of such Notice was delivered by me at or about 3 AM/PM on the same day, to the Office of the County Clerk of McCulloch County, Texas for filing.”

EXECUTED on July 12, 2022.

Linda Reppert
(Signature)

LINDA REPERT
(Printed name)

SUBSCRIBED AND SWORN TO, the undersigned notary public, by Linda Reppert, on July 12th, 2022, to certify which witness my hand and seal of office.



Eilaura Ortega Smith
Notary Public in and for the State of Texas

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EXHIBIT “D”