

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

April 8, 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
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:

May 3, 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
 D. Brent Wells
 440 Louisiana, Suite 718
 Houston, Texas 77002
 (713) 222-1281

APR 12 2022

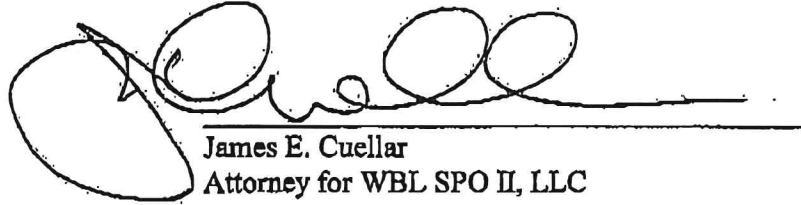
Christine A. Jones
McCulloch County Clerk

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



4745984

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

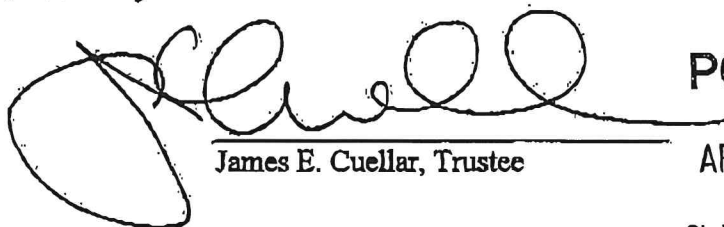
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

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.


James E. Cuellar, Trustee

POSTED

APR 12 2022

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 29½° 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 1/4° WEST 419 FEET TO AN IRON PIN FOR CORNER;

THENCE NORTH 74° 25' EAST 414.85 FEET TO AN IRON PIN SET IN WEST LINE OF U.S. HIGHWAY NO. 87, FOR CORNER;

THENCE NORTH 29½° 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 29½° 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° 25' WEST 415.6 FEET TO STAKE;

THENCE SOUTH 44° 42' WEST 149 FEET TO STAKE;

THENCE NORTH 74° 05' EAST 563 FEET TO STAKE IN WEST LINE OF SAID HIGHWAY NO. 87;

THENCE WITH WEST LINE OF SAID HIGHWAY, NORTH 29½° 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

POSTED

APR 12 2022

**Christine A. Jones
McCulloch County Clerk**