NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS δ
δ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF EASTLAND δ

WHEREAS, by a Deed of Trust DATED December 22, 2022, Jose Alejandro Montano and Carolina Montano conveyed to Candice Marie Kanady, as Trustee, the property situated in Eastland County, Texas and described as follows:

> Being Lots 1 through 6 and Lots 29 through 34, inclusive, Block 12, Town of Olden, Eastland County, Texas, as per the Official Plat of record in Slide 98, Plat Cabinet Records of Eastland County, Texas (herein the "Property")

to secure that one certain Promissory Note therein described in the original principal sum of $55,191.59, executed by Jose Alejandro Montano and Carolina Montano, and made payable to First Financial Bank, N.A. (herein the "Note"), which such Deed of Trust is recorded under Instrument Number 2023-000015, Official Public Records of Eastland County, Texas (herein "Deed of Trust"); and

WHEREAS, First Financial Bank, f/k/a First Financial Bank, N.A., the owner and holder of said Note and the beneficiary of said Deed of Trust, did appoint the undersigned Derrick Saucedo to act as Substitute Trustee under the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due, and First Financial Bank, f/k/a First Financial Bank, N.A., the owner and holder of said indebtedness, has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of July, 2024, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell, for cash, the Property at the South entrance steps of the Eastland County Courthouse, Eastland, Texas, to the highest bidder for cash. Said sale will begin at the earliest at 10:00 a.m. and will take place not later than three hours after that time.

Witness my hand this 4th day of June, 2024.

Derrick Saucedo, Substitute Trustee

Address of Substitute Trustee:
201 E. Main
Eastland, TX 76448

RECEIVED 2:30 P M.
CATHY JENTHO, COUNTY CLERK

JUN 04 2024

EASTLAND COUNTY, TEXAS
By EN Deputy