

Forehand/Triple J Construction, Ltd.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 3, 2022

NOTE:

DATE: November 16, 2007
AMOUNT: \$285,000.00
MAKER: Tri County Mobile Concrete, Ltd., a Texas limited partnership
PAYEE: First National Bank

DEED OF TRUST:

DATE: November 16, 2007
GRANTOR: Triple J Construction, Ltd., a Texas limited partnership
BENEFICIARY: First National Bank
COUNTY WHERE PROPERTY IS LOCATED: Live Oak
TRUSTEE: Dwayne McWilliams

RECORDING INFORMATION: Vol. 101, page 755, Document No. 2007-178766, said note and lien assigned to Thomas R. Forehand by document recorded in Vol. 206, Page 115, Document No. 2012-197677, Public Records of Live Oak County, Texas

PROPERTY: THE SURFACE ONLY IN AND TO the Southern part of a one hundred sixty-five (165) acre tract of land conveyed by C. E. Dilworth and W. H. Kokernot to Otto Luescher by Deed dated June 10, 1921, recorded in Volume 12, Page 360 of the Deed Records of Live Oak County, Texas, and being a part of Subdivision 8 of the Charles R. Tips Subdivision of the Dilworth Ranch, and being a part of Survey Number 148 in the name of W. R. Connor, said tract of land hereby described being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

LENDER/HOLDER NOW: Thomas R. Forehand

BORROWER/DEBTOR NOW: Triple J Construction, Ltd., a Texas limited partnership and Tri County Mobile Concrete, Ltd., a Texas limited partnership

SUBSTITUTE TRUSTEE: Jo Woolsey or Bob Frisch or Janice Stoner or Jodi Steen or Wayne Daugherty

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
November 1, 2022, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITTUTE TRUSTEE'S SALE OF PROPERTY:
"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and in 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 Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

FILED: Oct 11 A.D. 20 22
LIVE OAK COUNTY, TEXAS
BY DA VASQUEZ CLERK COUNTY COURT
AT 3:55 O'CLOCK pm DEPUTY

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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

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 at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Jo Woolsey or Bob Frisch or Janice Stoner or
Jodi Steen or Wayne Daugherty, Substitute Trustee

EXHIBIT A

THE SURFACE ONLY IN AND TO the Southern part of a one hundred sixty-five (165) acre tract of land conveyed by C. E. Dilworth and W. H. Kokemot to Otto Luescher by Deed dated June 10, 1921, recorded in Volume 12, Page 360 of the Deed Records of Live Oak County, Texas, and being a part of Subdivision 8 of the Charles R. Tips Subdivision of the Dilworth Ranch, and being a part of Survey Number 148 in the name of W. R. Conner, said tract of land hereby described being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in the Western boundary line of said one hundred sixty-five (165) acre tract of land out of said Subdivision 8 of the Charles R. Tips Subdivision of the Dilworth Ranch, the same being set with an iron pin, said beginning point being also the Northwest corner of a tract of land containing 0.313 acre belonging to E. O. Braune, said beginning point being North 00° 45' East, a distance of 248.7 feet from the most Southern corner of said one hundred sixty-five (165) acre tract of land out of said Subdivision 8;

THENCE, North 00° 20' East along the Western boundary line of said one hundred sixty-five (165) acre tract of land out of said Subdivision 8 and along the Eastern boundary of a 30 foot road, a distance of 718 feet to a point in said Western boundary line of said one hundred sixty-five (165) acre tract of land out of said Subdivision 8 and the Eastern boundary of said 30 foot road, the same being the Southwest corner of a 157.3 acre tract of land belonging to the said E. W. Luescher;

THENCE South 79° 08' East along the Southern boundary line of said E. W. Luescher tract, a distance of 697.7 feet to a point in the Southeast line of said one hundred sixty-five (165) acre tract of land out of said Subdivision 8 and the Northwest right-of-way line of another 30 foot road for the Northeast corner of this tract of land;

THENCE, South 39° 15' West, a distance of 760.8 feet along the Northwest right-of-way line of said 30 foot road and the Southeast line of said one hundred and sixty-five (165) acre tract out of said Subdivision 8 to an iron pin set in said right-of-way line and said Southeast boundary line, the same being the Northeast corner of a 0.335 acre tract of land belonging to P. G. Guettler, the same being the Southeast corner of this tract;

THENCE, North 89° 15' West, a distance of 208 feet along the Northern boundary lines of said P. G. Guettler tract of land and said E. O. Braune tract of land to the PLACE OF BEGINNING, and containing 7.07 acres of land, more or less, and also being the same lands and premises conveyed by Alma Voges, et al. to Ben E. Tardy, Jr. and Robert R. Skelton by Deed dated March 27, 1957, recorded in Volume 175, Page 17 of the Deed Records of Live Oak County, Texas, and further conveyed by Lamon Lynn Bennett and wife, Debra W. Bennett to Jeffery G. Williams and wife, Barbara E. Williams, by Deed dated July 21, 1995, recorded in Volume 510, Page 18 of the Deed Records of Live Oak County, Texas, to which Deeds and their records reference is here made for all purposes;