

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 6, 2023

DEED OF TRUST:

Date: April 14, 2022

Grantor: **RONNIE TROY NELSON**

Grantor's County: **YOUNG**

Beneficiary: **CONSOLIDATED RURAL PROPERTIES, LTD.**

Trustee: **ROBERT E. BLACK**

Substitute Trustee: **ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, LYNNE HOLIDAY, GUY WIGGS, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, MICHELLE SCHWARTZ, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, and ANGELA COOPER**

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 22001238, Real Property Records, Young County, Texas.

PROPERTY:

Tract 3, being 19.00 acres, more or less, out of the T.E. & L. Company Survey No. 1949, Abstract No. 1023, Young County, Texas, and being more particularly described in Deed of Trust recorded as Instrument No. 2022001238, Official Public Records of Young County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: April 14, 2022

Original Principal Amount: \$102,150.00

FILED FOR RECORD

JUL 10 2023

**ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS**

Holder: CONSOLIDATED RURAL PROPERTIES, LTD.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 1st day of August, 2023.

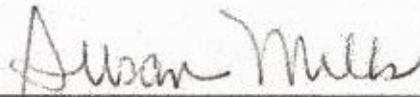
PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Young County, Graham, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE,
ED HENDERSON, TERRY BROWDER, LAURA
BROWDER, MARSHA MONROE, JAMIE OSBORNE,
LYNNE HOLIDAY, GUY WIGGS, BRENDA WIGGS,
DONNA STOCKMAN, DAVID STOCKMAN,
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PINDER, BRANDY BACON, and ANGELA COOPER
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

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**ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS**