

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD

Date: June 6, 2023

JUN 06 2023

JKM
1:55pm

Trustee/Substitute Trustee:

David Spiller, Mason Spiller and/or Reid Spiller

ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS

Trustee/Substitute Trustee's Address:

David Spiller, Esq.
Mason Spiller, Esq.
Reid Spiller, Esq.
SPILLER & SPILLER
Attorneys and Counselors at Law
P. O. Drawer 447
Jacksboro, Texas 76458

Mortgagee: McKAY PROPERTIES, LLC

Mortgagee's Address:

McKay Properties, LLC
P. O. Box 1183
Graham, Texas 76450

Note: Promissory Notes dated August 31, 2016, in the original principal amounts of \$76,403.00 and \$25,597.00, by Victor Rendon and Georgina Marie Rendon, as Borrower, payable to the order of McKay Properties, LLC, as Lender

Deed of Trust:

Deed of Trust dated August 31, 2016, from Victor Rendon and Georgina Marie Rendon, as Grantor, to Daniel De La Cruz, as Trustee, recorded in Book 1191, Page 2362, Official Public Records of Young County, Texas

Property:

Of a 0.347 acre of land out of the Paul Pier Survey, Abstract No. 219, Young County, Texas, and being part of a called 1.476 acres tract of land described in Volume 1181, Page 165 of the Deed Records of Young County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the east right of way line of Victory Street (paved) and at the northwest corner of said 1.476 acres tract, and at the

southwest corner of said Tract 1 (Vol. 754, Pg. 326), for the northwest and beginning corner of this tract;

THENCE S. 89 deg. 06 min. 24 sec. E. 147.00 feet to a set 1/2" iron rod at the southeast corner of said Tract 1, for the northwest corner of this tract;

THENCE S. 00 deg. 53 min. 36 sec. W. 100.13 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE S. 88 deg. 26 min. 57 sec. W. 146.18 feet to a set 1/2" iron rod in the west line of said 1.476 acres tract and the east line of said Street, for the southwest corner of this tract;

THENCE N. 00 deg. 22 min. 55 sec. E. 106.36 feet to the place of beginning.

County: Young

Date of Sale: Wednesday, July 5, 2023

Time of Sale: 10:00 a.m.

Place of Sale: Young County Courthouse, 516 Fourth Street, Graham, Texas, 76450, at the following location: under the portico at the north entrance of the Young County Courthouse, or as designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code.

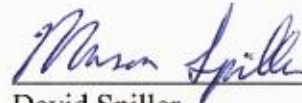
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

David Spiller, Mason Spiller and/or Reid Spiller are Trustee under the Deed of Trust, and/or Mortgagee has appointed David Spiller, Mason Spiller and/or Reid Spiller as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE

FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.



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