

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Whereas, Brandon Joe Sefcik and Bobbie Lea Sefcik delivered that one certain Deed of Trust dated April 4, 2022 which is recorded in INSTRUMENT NO# 22001010 of the real property records of Young County, Texas conveying to the Trustee therein named the real property therein described to secure payment of a Promissory Note in the principal amount of \$194,000 payable to the order of Timothy D. Matheus in which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust and the property therein conveyed and]

WHEREAS, default as same is defined in the Promissory Note and Deed of Trust has occurred and the outstanding indebtedness on same is now wholly due and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust and

WHEREAS Timothy D. Matheus, the mortgagee has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

FILED FOR RECORD

MAR 06 2024

ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS

NOTICE IS HEREBY GIVEN that on Tuesday, April 2, 2024 beginning at 10 am or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting a cashier's check, certified check or money order, the following property:

Being all of Lots FOURTEWEN (14) and FIFTEEN (15) and the North one-half of Lot No SEVENTEEN (N/2) all in Block No THREE (3) of the SHAWNEE PARK addition to the city of Graham, Young County, Texas as shown by map or plat recorded in Volume 64, Page 317, Deed Records of Young County, Texas and commonly known as 900 East St, Graham, Texas 76450

NOTICE IS FURTHER GIVEN that the address of Timothy D. Matheus , the Mortgagee is PO BOX 136215, Fort Worth, Texas 76136. The name and address of the Substitute Trustee is Donald J Klick, 2704 Goldenrod, Fort Worth, Texas 76111. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated this 6th day of March, 2024



SUBSTITUTE TRUSTEE

DONALD J KLINK

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ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS