

JAN 29 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS

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.

State of Texas)
)
County of Young)

WHEREAS, by Deed of Trust dated September 13, 2022, Dustin Shane Walterscheid, as Grantor, conveyed to Levi Buerger, as Trustee, for the benefit of Windthorst Federal Credit Union, the certain real property situated in Young County, Texas, commonly known as **301 4th Street, Graham, Texas 76450** and being more particularly described as follows:

TRACT NO. ONE:

BEING a tract sixty-five feet (65') by one hundred fifty feet (150') at the corner of Fourth and Pecan Streets, being the West 65 feet of Lots Nos. ONE (1), TWO (2) and THREE (3), in Block No. TWENTY (20) of the ORIGINAL TOWN OF GRAHAM, Young County, Texas and being the same land conveyed to D. E. Wright by deed dated February 13, 1948, from C.H. Atkinson et ux and of record in Volume 229, Page 471, Deed Records of Young County, Texas, to which deed and the record thereof, reference is hereby made for all purposes.

TRACT NO. TWO:

A tract of land containing 0.019 acres out of Lot 4, Block 20, Original Town of Graham, Young County, Texas. Said Original Town of Graham recorded in Volume 1, Page 122, of the Plat Records of said county. Said 0.019 acres also being part of an abandoned alley. Said 0.019 acres being described in metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod set in the east right-of-way line of Pecan Street and the southwest corner of said Lot 4;
THENCE North 12.5 feet with said right-of-way line and with the west line of said Lot 4 to a 3/8 inch iron rod set for corner;
THENCE East 65.0 feet to a 3/8 iron rod set for corner;
THENCE South 12.5 feet to a 3/8 iron rod set for corner in the south line of said Lot 4;
THENCE West 65.0 feet with the south line of Lot 4 to the point of beginning containing 0.019 acres more or less;

(hereinafter referred to as the "Property") to secure that one certain Note therein described in the

original principal amount of \$212,000.00, executed by Dustin Shane Walterscheid and made payable to Windthorst Federal Credit Union (hereinafter referred to as the "Note"), which Deed of Trust is recorded as Instrument No. 22003010 in the Real Property Records of Young County, Texas (hereinafter referred to as the "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Levi Buerger, Trustee(s) in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, 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 5th day of March, 2024, at the earliest at 10:00 a.m. or within three hours after that time under the Portico of the North Entrance of the Young County Courthouse, located at 516 Fourth Street, Graham, Young County, Texas 76450, or as otherwise designated by the County Commissioners Court of Young County, Texas, Substitute Trustee Sharon H. Sjostrom, Thomas H. Duke or Victoria Tompkins will begin to sell, for cash, the Property to the highest bidder. Said sale will occur between the earliest time to begin the sale as specified above and 4:00 o'clock p.m.

SIGNED this 19th day of January, 2024.



Sharon H. Sjostrom, Substitute Trustee
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