FILED FOR RECORD
25 MAY 13 AM 11:34
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COOKE §

WHEREAS, by that one certain Deed of Trust dated September 24, 2009, and recorded as Document No. 00006200, Volume 1657, Page 330, Official Public Records, Cooke County, Texas (the "Deed of Trust"), Kyle Anthony Bridges ("Grantor"), conveyed to Michael H. Patterson, Trustee ("Trustee") for the benefit of Affiliated Bank (or its nominee)("Original Beneficiary"), the real property situated in Cooke County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Note dated September 24, 2009, in the original principal amount of $39,795.00, executed by Grantor and made payable to the order of Original Beneficiary (the "Note"); and

WHEREAS, Susser Bank ("Current Beneficiary") is the successor-in-interest to Original Beneficiary, and Current Beneficiary is the current owner and holder of the Note and Deed of Trust; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Michael H. Patterson, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said Michael H. Patterson, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Current Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 3rd day of June, 2025**, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or

Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad will sell the Property on the steps outside the east entry door of the Cooke County Courthouse, located at 101 South Dixon Street, Gainesville, Texas, 76240, or in the area designated by the Cooke County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. **Said sale will begin no earlier than 1:00 P.M and no later than three hours after that time**.

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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 13th day of May, 2025.

SUBSTITUTE TRUSTEE:

Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 13th day of May 2025, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Notary Public for the State of Texas

Ami K Stateson
Notary Public
STATE OF TEXAS
NOTARY ID #4644013
My Comm. Exp. October 7, 2027

NAME, ADDRESS AND PHONE NUMBER OF MORTGAGEE:

Susser Bank
c/o Scott Nichols
3030 Matlock Road
Arlington, TX 76015
(817) 987-2177

NAME, ADDRESS AND PHONE NUMBER OF SUBSTITUTE TRUSTEE:

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Aimee E. Marcotte
Cheyenne A. Haddad
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

SITUATED in the State of Texas and County of Cooke, being part of the B.B.B. & C.R.R. Co., Survey, Abstract No. 170, being part of Lots 2 and 3 in Block B, of the Newton Addition, an unrecorded addition to the City of Valley View, Cooke County, Texas, and being the same property as recorded in Volume 1275, Page 373. said premises being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found marking the northwest corner of said premises, said corner being in the east right-of-way line of S. Lee Street;

THENCE departing said road and with the north line of said premises, North 90°00'00" East, 73.00 feet to a 1/2 inch iron rod found marking the northeast corner of said premises;

THENCE with the east line of said premises, South 00°00'00" West, 49.00 feet to a capped iron rod set marking the southeast corner of said premises, said corner being the northeast corner of a tract recorded in Volume 641, Page 163;

THENCE with the south line of said premises and said tract, North 00°00'00" West, 73.00 feet to a capped iron rod set marking the southwest corner of said premises, said corner being the northwest corner of said tract and being at said road;

THENCE with the west line of said premises and said road, North 00°00'00" West, 49.00 feet the place of beginning and containing 3,577 sq.ft. of land.