

2022.004

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, March 1, 2022.

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: In the Center Area of the Hall on the First Floor of the Original (Main Building) Courthouse in Moore County, Texas, or, if the preceding area(s) is/are no longer the area(s) designated by the Moore County Commissioner's Court, at the area most recently designated by the Moore County Commissioner's Court.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust (the "Deed of Trust")

DATE: February 4, 2014; modified October 27, 2014

GRANTOR: Richita Krupa, LLC

BENEFICIARY: SouthWest Bank

TRUSTEE: John F. Elliot

RECORDING INFORMATION: Volume 741, Page 723, Official Public Records of Moore County, Texas; and modified in Volume 757, Page 458, Official Public Records of Moore County, Texas

PROPERTY DESCRIPTION: Lot Nine (9), Lot Ten (10), Lot Eleven (11), Lot Twelve (12), Lot Thirteen (13), Lot Fourteen (14), and the South Ten Feet (10') of Lot Eight (8), Block Thirteen (13), Unit One (1), Sunset Addition to the City of Dumas, Moore County, Texas, according to the plat thereof recorded in Plat Cabinet 1, Sleeve A-32, Plat Records of Moore County, Texas.

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note

DATE: October 27, 2014

BRENDA MCKANNA
COUNTY CLERK

2022 FEB -7 AM 9:58

MOORE COUNTY, TEXAS
BY *[Signature]*
DEPUTY

Rick Russ Wurm #1300
2022.004

FACE AMOUNT: \$1,295,000.00
MAKER: Richita Krupa, LLC
PAYEE: SouthWest Bank

SUBSTITUTION OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Substitute Trustee

NAME OF SUBSTITUTE TRUSTEE: Rick L. Russwurm
Moore, Lewis & Russwurm, P.C.
713 Bliss Avenue
Dumas, Texas 79029

Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the indebtedness secured by the Deed of Trust has been accelerated and such indebtedness is now wholly due and payable.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

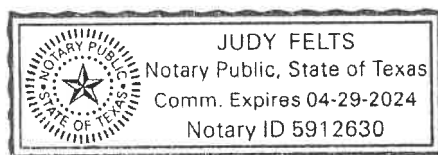
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on February 7, 2022.



Rick L. Russwurm
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF MOORE §

This instrument was acknowledged before me on February 7, 2022, by Rick L. Russwurm, 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