

2024 DEC 13 PM 2: 12

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

1. *Property to Be Sold.* The property to be sold is described as follows:

REGINA NEAL'S 1/2 UNDIVIDED INTEREST ONLY in 29.26 acres of land, more or less, out of and a part of the B.G. Ijams Survey, Abstract No. 350, situated in Colorado County, Texas, being a part or portion of those various tracts described as FIRST tract in Executrix's Deed from Jan Helen Klingsporn, as Independent Executrix of the Estate of Doris Beken, Deceased, to Jan Helen Klingsporn, dated October 18, 2013, recorded in Volume 739, Page 232, of the Official Records of Colorado County, Texas. Said 29.26 acres being more particularly described by metes and bounds in Warranty Deed with Vendor's Lien dated June 20, 2019 from Jan Helen Klingsporn to Dwight Davis and Regina Neal, recorded in Volume 899, Page 552 of the Official Records of Colorado County, Texas to which reference is herein made for all purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust dated June 20, 2019, signed by Dwight Davis and Regina Neal, Grantors and recorded on June 21, 2019 in Vol. 899, Page 563 of the Official Records of Colorado County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: January 7, 2025

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.
The sale will be completed by no later than 4:00 p.m.

Place: At the foyer of the Colorado County Courthouse Annex in Colorado County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Colorado County Commissioner's Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by DWIGHT DAVIS and REGINA NEAL. The undivided 1/2 interest in the property owned by DWIGHT DAVIS was sold at foreclosure sale on August 6, 2024.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

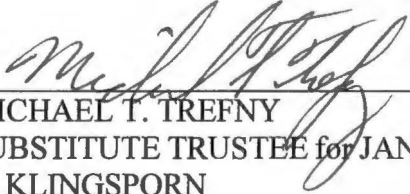
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$191,420.00, executed by DWIGHT DAVIS and REGINA NEAL, and payable to the order of JAN HELEN KLINGSPORN; (b) all renewals and extensions of the note, if any; and (c) any and all present indebtedness of DWIGHT DAVIS and REGINA NEAL to JAN HELEN KLINGSPORN. JAN HELEN KLINGSPORN is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the exact balance due on said note and/or the sale may be directed to the undersigned, or to the beneficiary:

JAN HELEN KLINGSPORN, 2413 Ryan Street, Brenham, Texas 77833

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: December 13, 2024.



MICHAEL T. TREFNY
SUBSTITUTE TRUSTEE for JAN HELEN
KLINGSPORN
415 Spring Street
Columbus, Colorado County, Texas 78934
Telephone (979) 732-2301