

# COPY

POSTED  
Kendall County  
DARLENE HERRIN  
COUNTY CLERK  
On: 08/11/2020 11:49AM  
By: Jane Collette, Deputy

## Notice of Foreclosure Sale

Prepared on August 10, 2020

### Deed of Trust and other information:

Dated: June 8, 2018  
Grantor: Bonnie Lou Kuebel  
(Debtors/ Borrowers)  
Trustee: Oscar Waymond Lightfoot  
Substitute Trustee: S. Lee Stevenson, Jr.  
Lender: Oscar Waymond Lightfoot  
Holder and Owner: Oscar Waymond Lightfoot (hereafter "Note Holder")  
Legal & Recording: See Exhibit "1"  
Secures: ("Note") in the original principal amount of \$215,000.00, executed by Debtor/Borrower and payable to the order of Lender

**Persons appointed as substitute trustee to exercise power of sale under deed of trust:** Michael Baucum, Laurie Baucum, David Ricker and S. Lee Stevenson, Jr.

**Address to contact substitute trustees:** S. Lee Stevenson, Jr, Stevenson & Ricker, 1100 NW Loop 410 #260 San Antonio, Texas 78213, 210.690.9944, lee@stevensonricker.com

### Foreclosure Sale:

Date: September 1, 2020  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.  
Place: The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in Kendall County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the Kendall County courthouse.  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Note holder, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Note holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Note holder's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Note holder in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Note holder's. The foreclosure will be conducted by the Note holder.

The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place stated above for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Note holder passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Note holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



S. Lee Stevenson, Jr.  
Attorney for Note holder and Mortgage Servicer  
Stevenson & Ricker  
1100 NW Loop 410 #260  
San Antonio, Texas 78213  
Telephone (210) 690-9944  
Telecopier (210) 690-3635  
Email: [lee@stevensonricker.com](mailto:lee@stevensonricker.com)

Exhibit 1

**Tract 1**

**Being 7.984 acres of land, more or less, situated in the Manuel Flores Survey No. 46, Abstract 176, Kendall County, Texas, and being that same property described in the Gift Deed recorded in Volume 282, Page 223, Deed Records, Kendall County, Texas, said 7.984 acres being more particularly described by metes and bounds as follows:**

**Beginning at a "Mag" nail found for the southeast corner of this 7.984 acres at a point being approximately North 00 degrees 38 minutes East, 4580.56 feet, South 66 degrees 08 minutes West, 815.56 feet, South 59 degrees 55 minutes 43 degrees West, 407.88 feet, and South 59 degrees 50 minutes 17 seconds West, 406.53 feet from the southeast corner of said Manuel Flores Survey No. 46, said "Mag" nail also being an angle corner of the Gregory Alan Gibson 61.8 acres (Volume 1536, Page 853) and on the northwest Right-of-Way line of F.M. 1888, same also being the Point of Beginning;**

**Thence along the northwest Right-of-Way line of said F.M. 1888 the following courses and distances:**

South 59 degrees 54 minutes 23 seconds West (called South 59 degrees 15 minutes West), a distance of 257.29 feet to a Right-of-Way monument found for the point of curvature of a curve to the right:

Along said curve to the right having a radius of 1096.28 feet, an arc length of 150.59 feet (called 153.57 feet), a chord distance of 150.47 feet (called 152.95 feet), a chord bearing of South 63 degrees 23 minutes 29 seconds West (called South 63 degrees 39 minutes West), and a delta angle of 7 degrees 52 minutes 13 seconds (called 8 degrees 00 seconds) to a point for the South corner of this 7.984 acres, same being the southeast corner of the Jeffery W. Swierc, et al tract (Volume 383, Page 82);

Thence along the line common to this 7.984 acres and said Swierc tract, North 30 degrees 07 minutes 02 seconds West (called North 30 degrees 45 minutes West), a distance of 845.04 feet to a fence post found for the northwest corner of this 7.984 acres, same being the North corner of said Swierc tract and on the southeast line of the HLAM, Ltd. tract (Volume 1439, Page 1137);

Thence along the line common to this 7.984 acres and said HLAM Tract, North 59 degrees 47 minutes 48 seconds East (called North 59 degrees 15 minutes East), at a distance of 59.70 feet pass a 1/2 inch iron rod found for an angle corner of said HLAM tract, same being the upper southwest corner of said Gibson 61.8 acres, and continuing for a total distance of 407.48 feet (called 407.78 feet) to a fence post found for the North corner of this 7.984 acres, same being an interior corner of said Gibson 61.8 acres;

Thence along the line common to this 7.984 acres and said Gibson 61.8 acres, South 30 degrees 07 minutes 02 seconds East (South 30 degrees 45 minutes East), a distance of 854.97 feet (called 854.56 feet) to the Point of Beginning and containing 7.984 acres of land, more or less.

#### Tract 2

Being 8.003 acres of land, more or less, situated in the Manuel Flores Survey No. 46, Abstract 176, Kendall County, Texas, and being that same property described in the Gift Deed recorded in Volume 301, Page 944, Deed Records, Kendall County, Texas, said 8.003 acres being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod found for the southeast corner of this 8.003 acres at a point being approximately North 00 degrees 38 minutes East, 4580.56 feet, and South 66 degrees 08 minutes West, 815.56 feet from the southeast corner of said Manuel Flores Survey No. 46, said iron rod also being an angle corner of the Gregory Alan Gibson, et ux 61.8 acres (Volume 1536, Page 853) and on the northwest Right-of-Way line of F.M. 1888, same also being the Point of Beginning;

Thence along the northwest Right-of-Way line of said F.M. 1888, South 59 degrees 55 minutes 43 seconds West (South 59 degrees 15 minutes West), a distance of 407.88 feet (called 407.78 feet) to a "Mag" nail found for the South corner of this 8.003 acres, same being an angle corner of said Gibson 61.8 acres;

Thence along the lines common to this 8.003 acres and said Gibson 61.8 acres the following courses and distances:

North 30 degrees 03 minutes 55 seconds West (called North 30 degrees 45 minutes West), a distance of 855.16 feet (called 854.16 feet) to a 1/2-inch iron rod found for the northwest corner of this 8.003 acres;

North 59 degrees 51 minutes 27 seconds East (called North 59 degrees 15 minutes West), a distance of 407.23 feet (called 407.78 feet) to a 1/2-inch iron rod found for the North corner of this 8.003 acres:

South 30 degrees 06 minutes 32 seconds East (called South 30 degrees 45 minutes East), a distance of 855.66 feet (called 854.56 feet) to the Point of Beginning and containing 8.003 acres of land, more or less.



POSTED  
Kendall County  
DARLENE HERRIN  
COUNTY CLERK  
On: 08/10/2020 01:00PM  
By: Harriet P Seidensticker, Deputy

### Notice of Trustee's Sale

Date: August 10, 2020

Substitute Trustee: Grady B. Jolley or Patrick H. Autry

Substitute Trustee's Address: 8023 Vantage Drive, Suite 560  
San Antonio, Texas 78230

Mortgagee: Texas Heritage Bank

Note: EIGHT HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS  
(\$885,000.00)

Deed of Trust

Date: October 23, 2015, as Amended and Restated by Note dated February 16, 2016

Grantor: Du-Mar, Ltd., a Texas limited partnership

Mortgagee: Texas Heritage Bank

Recording information: Deed of Trust recorded October 23, 2015 in Volume 1492, Page 1094, Official Public Records, Kendall County, Texas.

Property:

Being a 6.023 acre tract of land, more or less, out of the John Holiday Survey No. 23, Abstract No. 224, Kendall County, Texas, being out of the DU-MAR, LTD 9.863 acre tract in deed of record in Volume 1329, Page 722, Kendall County Official Records; said 6.023 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

County: Kendall County, Texas

Date of Sale (first Tuesday of month): September 1, 2020

Time of Sale: 10:00 a.m. or within 3 hours thereafter

Place of Sale: West door of the Kendall County Courthouse located at 201 E. San Antonio St., Boerne, Texas 78006, in the area designated for such sales by the Commissioner's Court of Kendall County

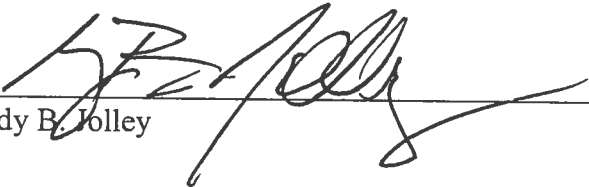
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR

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.

Steve S. Mack is Trustee under the Deed of Trust/Mortgagee has appointed Grady B. Jolley as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

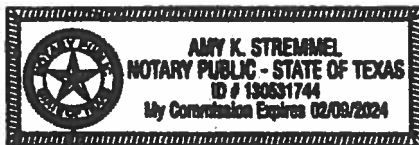
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

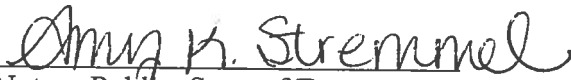
  
\_\_\_\_\_  
Grady B. Jolley

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 10<sup>th</sup> of August, 2020, by Grady B. Jolley.



  
\_\_\_\_\_  
Notary Public, State of Texas

## TX LANDMARK SURVEYING

Texas Registered Firm No. 10164600 | 26234 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290

### FIELD NOTES FOR A 6.023 ACRES OF LAND

BEING 6.023 acres of land out of the John Holiday Survey No. 23, Abstract No. 224, Kendall County, Texas, being out of the DU-MAR, LTD 9.863 acre tract in deed recorded in Volume 1329, Page 722, Kendall County Official Records, Texas (KCORT) (R1), said 6.023 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" rebar with no identification for the western most corner of this tract, the southernmost corner of the Allen & Sunny Goodwin 6.242 acre tract recorded in Volume 564, Page 187, KCORT, located on the northeast ROW line of Interstate Highway No. 10 (variable width ROW);

**THENCE** North 54° 38' 41" East for 771.83 feet (North 54° 38' 41" East for 771.59 feet, R1) along the northwest boundary line of this tract, the southeast boundary line of said Goodwin 6.242 acre tract to a found 1/2" rebar with no identification for a witness corner to the northeastern most corner of this tract, continuing North 54° 38' 41" East for 137.30 feet to a point located in the approximate centerline of Holiday Creek for the northeastern most corner of this tract, located on the western boundary line of the J. Eliud & Zolla Fuentes 22.208 acre tract recorded in Volume 1019, Page 32, KCORT;

**THENCE** along the east boundary line of this tract, the western boundary line of said Fuentes 22.208 acre tract, being the approximate centerline of Holiday Creek with the thread of the stream, the following bearings and distances:

1. South 2° 57' 17" East for 32.30 feet to a point;
2. South 15° 38' 38" West for 73.66 feet to a point;
3. South 0° 06' 08" East for 48.92 feet to a point;
4. South 11° 48' 53" West for 116.94 feet to a point;
5. South 2° 13' 38" West for 82.74 feet to a point;
6. South 7° 04' 00" West for 100.28 feet to a found 1/2" rebar with cap "SINCLAIR";
7. South 19° 20' 00" West for 73.53 feet to a point;
8. South 19° 18' 13" West for 218.66 feet to a found 1/2" rebar with cap "SINCLAIR" for the southeast corner of this tract;

**THENCE** along the southern boundary line of this tract, through the interior of said DU-MAR, LTD 9.863 acre tract the following bearings and distances:

1. North 52° 18' 24" West for 252.83 feet to a set 1/2" rebar with cap "TX LANDMARK SURVEYING" for an angle point;
2. South 41° 52' 22" West for 296.07 feet to a set 1/2" rebar with cap "TX LANDMARK SURVEYING" for the southwest corner of this tract, located on the northeast ROW line of said Interstate Highway No. 10;

**THENCE** along the southwest boundary line of this tract, along the northeast ROW line of said Interstate Highway No. 10 the following bearings and distances:

1. Northwestly along a curve to the right (R=11244.20', Δ=0°55'16", CB=N 35° 48' 55" W, CH=180.78') for 180.78 feet to a found TxDOT concrete monument for a point of tangency;
2. North 35° 28' 03" West for 143.80 to the POINT OF BEGINNING and containing 6.023 acres of land.



The basis of bearings is the northeastern boundary line of said DU-MAR, LTD 9.863 acre tract, being North 54° 38' 41" East (R1). This description was based on a survey made on the ground under my supervision completed on October 11, 2013, from which an exhibit was prepared.

*Robert S. Rugloak*  
Robert S. Rugloak  
RPLS #6002 • Job #11310094-8.023 Acres • October 16, 2013

### EXHIBIT A



# COPY

POSTED  
Kendall County  
DARLENE HERRIN  
COUNTY CLERK  
On: 07/02/2020 10:27AM  
By: Beth A Steinruck, Deputy

TS No.: 2020-00565-TX  
20-000540-673

## Notice of [Substitute] Trustee 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. Date, Time and Place of Sale.

**Date:** 09/01/2020

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Kendall County, Texas at the following location: **MAIN ENTRANCE OF THE COURTHOUSE AT 201 E. SAN ANTONIO ST., BOERNE, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 213 5TH ST, COMFORT, TX 78013

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/21/2006 and recorded 06/28/2006 in Book 1002 Page 456 Document 00210550, real property records of Kendall County, Texas, with **Gabriel Logan Box, a Single Man**, grantor(s) and **NEW CENTURY MORTGAGE CORPORATION**, as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2**, as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Gabriel Logan Box, a Single Man**, securing the payment of the indebtedness in the original principal amount of **\$76,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2** is the current mortgagee of the note and deed of trust or contract lien.



TS No.: 2020-00565-TX  
20-000540-673

### Notice of [Substitute] Trustee Sale

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**BEING A 0.51 OF AN ACRE OF LAND, MORE OR LESS, COMPRISING THE NORTH PARTS OF LOT #227 AND LOT #228 OF THE TOWNSHIP OF COMFORT, KENDALL COUNTY, TEXAS, AS SHOWN ON A PLAT RECORDED IN VOLUME 22, AT PAGE 331 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, SAID 0.41 OF AN ACRE OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.**

**BEGINNING AT AN IRON ROD AT FENCE CORNER ON THE NORTHWEST LINE OF FIFTH STREET IN THE TOWNSHIP OF COMFORT, SAID ROD BEING THE COMMON EAST CORNER OF LOT #227 AND LOT #226;**

**THENCE SOUTH 29° 13' 23" WEST, WITH FENCE ALONG THE NORTHWEST LINE OF FIFTH STREET, 107.37 FEET TO AN IRON ROD FOUND AT A FENCE CORNER;**

**THENCE NORTH 60° 37' 57" WEST WITH FENCE, 208.97 FEET TO AN IRON ROD FOUND AT FENCE CORNER;**

**THENCE NORTH 28° 59' 48" EAST, WITH FENCE ON OR NEAR THE COMMON LINE OF COMFORT TOWNLOTS #228 AND #229, A DISTANCE OF 105.64 FEET TO AN IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT #228;**

**THENCE SOUTH 61° 06' 16" EAST, A DISTANCE OF 209.39 FEET TO THE PLACE OF BEGINNING CONTAINING 0.51 ACRES OF LAND MORE OR LESS.**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**1 Mortgage Way  
Mt. Laurel, NJ 08054**

**Phone: 877-744-2506**

TS No.: 2020-00565-TX  
20-000540-673

### Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: July 1, 2020



Stephanie Spurlock, Carnisha Scott, Inan Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd. NE; Bldg. 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

I am Martha Rosington <sup>Certificate of Posting</sup> whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 7-2-2020 I filed this Notice of Foreclosure Sale at the office of the Kendall County Clerk and caused it to be posted at the location directed by the Kendall County Commissioners Court.

Posted by Martha Rosington

**NOTICE OF THE CROCKETT NATIONAL BANK'S  
SUBSTITUTE TRUSTEE'S SALE**

On: 08/31/2020 02:42PM  
By: Paula Pfeiffer, Deputy

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.

POSTED  
Kendall County  
DARLENE HERRIN  
COUNTY CLERK  
On: 08/31/2020 02:42PM  
By: Paula Pfeiffer, Deputy

**Date:** August 26, 2020

**Deed of Trust:**

**Date:** June 29, 2012  
**Grantor:** John R. Harrell and wife, Sue Beth Harrell  
**Grantor's County:** Kendall County, Texas  
**Beneficiary:** Crockett National Bank  
**Trustee:** Todd E. Huckabee  
**Recorded in:** Instrument No. 00266665, Volume 1315, Page 331, Official Public Records of Kendall County, Texas  
**Property:** Being Lot 9A, ACRES NORTH NO. II, Kendall County, Texas, according to Amending Plat thereof recorded in Volume 7, Page 73, Plat Records, Kendall County, Texas, including all buildings, improvements, appurtenances now or hereafter erected on the Property and all fixtures now in or hereafter placed thereon.

**Substitute Trustee:** Paul D. Stipanovic or Greg Gossett or Wesley M. Giesecke  
2 S. Koenigheim  
San Angelo, Tom Green County, Texas 76903  
OR  
Sid Lawrence, III  
402 Yosemite Drive  
San Antonio, Texas 78232

**Date and Time of Sale of Property:** October 6, 2020 at 1:00 p.m. or within three hours after 1:00 p.m.

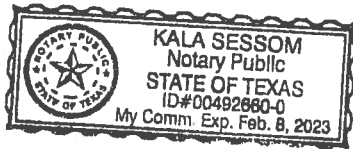
**Place of Sale of Property:** The main entrance of the Kendall County Courthouse at 201 E. San Antonio Street, Boerne, Texas or at the location as designated by the Kendall County Commissioners

**Notice:** Because of default in performance of the obligations of the Deed of Trust, Crockett National Bank's Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

By: Paul D. Stipanovic  
Paul D. Stipanovic, Substitute Trustee,

STATE OF TEXAS                    :  
COUNTY OF TOM GREEN        :

This instrument was acknowledged before me by PAUL D. STIPANOVIC, on the 26<sup>th</sup> day of August, 2020.



Kala Sessom  
Notary Public, State of Texas