

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain Deed of Trust dated August 31, 2023, recorded under Document No. 122234, Volume 1941, Page 305 in the Official Public Records of Madison County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Brandon Jeffords and Ashley Rae Jeffords (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated August 31, 2023, in the original principal sum of \$172,000.00 executed by Brandon Jeffords and Ashley Rae Jeffords and made payable to the order of Texas Dow Employees Credit Union (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, Texas Dow Employees Credit Union ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, James L. Hollerbach, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Madison County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Madison County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the

FILED
AT 2:05 O'CLOCK P M

DEC 16 2024

Adrian Lawson
ADRIAN LAWSON, MADISON COUNTY CLERK
BY: *Adrian Lawson*

indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the front entrance lobby, first floor of the Madison County Courthouse, Madisonville, Madison County, Texas (as designated by the Commissioners Court of that county), at 1:00 p.m. (at the earliest), or within three (3) hours thereafter, on January 7, 2025, that being the first Tuesday of that month.

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 the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Ste. 1800, San Antonio, Texas 78205.

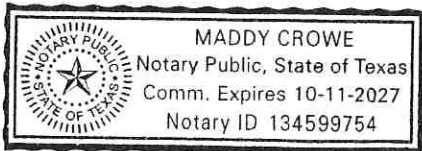
Executed in multiple originals on this 16th day of December, 2024.

Sharon Pierre

~~James L. Hollerbach, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Substitute Trustee~~
6700 N. New Braunfels Avenue,
San Antonio, Texas 78209

STATE OF TEXAS §
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COUNTY OF CHEROKEE §

This instrument was acknowledged before me on the 16th day of December, 2024, by James L. Hollerbach, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Substitute Trustee, on behalf of said Trust.



Maddy Crowe

Notary Public, State of Texas

PROPERTY DESCRIPTION

LOTS FIVE (5) and SIX (6), BLOCK TWENTY (20), NORTH ZULCH TOWNSITE, lying and being situated in the Peter Fullenwider League, North Zulch, Madison County, Texas, according to the map or plat thereof recorded in Volume 4, Page 245 of the Deed Records, Madison County, Texas.

EXHIBIT "A"