

**POSTED**  
DATE 7-28-2021  
2:15 p.m.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, by certain Deed of Trust dated July 7, 2014, ("Deed of Trust"), Bobby C. McCaslin and Barbara J. McCaslin as Grantors, conveyed to Liz Howard, as Trustee, the certain real property located at 1307 E. 13<sup>th</sup>, Sweetwater, Texas 79556, and situated in Nolan County, Texas, being described as follows:

LOT TWELVE (12), AND THE EAST FIFTY-FIVE FEET (E/55') OF LOT ELEVEN (11), BLOCK FOUR (4), ELM GROVE ADDITION TO CITY OF SWEETWATER, NOLAN COUNTY, TEXAS.

WHEREAS, the Deed of Trust was given to secure the indebtedness described therein; and

WHEREAS, said Deed of Trust is recorded in Volume 1285, Page 113 of the Official Public Records of Nolan County, Texas, reference to said Deed of Trust being hereby made for all purposes; and

WHEREAS, Texas National Bank, as the owner and holder of the Note described in the Deed of Trust and the current beneficiary of said Deed of Trust, has appointed Chris Bibb as Substitute Trustee in the place of the original Trustee.


WHEREAS, default has occurred under the terms of the Deed of Trust, and the indebtedness secured thereby and evidenced therein is now wholly due and payable, the current beneficiary of the loans has requested the Substitute Trustee to sell the real property securing the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **the 7th day of September 2021**, between the hours of **10:00 o'clock a.m. and 1:00 o'clock p.m.**, the Substitute Trustee will sell the Property by Public Auction to the highest bidder for cash or cash equivalent, at the following place:

The sale shall take place in the area of the Nolan County Courthouse, in Sweetwater, Texas, designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Substitute Trustee's Sale was posted.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE. EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED.

SIGNED this 26<sup>th</sup> day of July, 2021.

  
Chris Bibb, Substitute Trustee  
P. O. Box 510  
Sweetwater, Texas 79556  
Tel. (325) 235-4997

RECEIVED  
JUL 28 2021  
Nolan County Clerk