

THE STATE OF TEXAS
COUNTY OF GARZA

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated August 28, 2019, Templeton Mortgage Corporation, as Grantor, conveyed to Brad Burgess, Trustee, for the benefit of Prosperity Bank, successor in interest to FirstCapital Bank of Texas, N.A., certain real property situated in Garza County, Texas, being described as follows:

Lot Forty Five (45), NORTH RIDGE, a subdivision of a part of Sections 79, 80, 95, 96 and 106, Block 5, H.&G.N.R.R. Company Survey, Garza County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 257, Page 1037, Deed Records of Garza County, Texas,

(hereinafter known as the "Real Property").

The Real Property described above is to secure payment of:

Promissory Note dated August 28, 2019, in the original principal amount of \$1,500,000.00, executed by Mark Brown, President of Templeton Mortgage Corporation, and made payable to FirstCapital Bank of Texas, N.A. ("Note"), which Note has been assigned to Prosperity Bank.

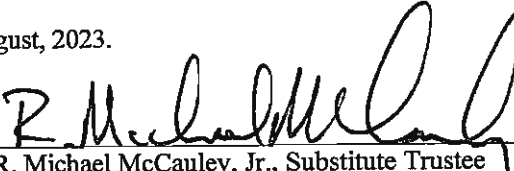
The Deed of Trust is recorded under Instrument Number 20192988, B: OPR, Volume 962, Page 991, in the Official Public Records of Garza County, Texas, reference to said Deed of Trust being hereby made for all purposes; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Brad Burgess, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness has requested the undersigned to sell the Real Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the fifth (5th) day of September, 2023, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell the Real Property at the area of the Garza County Courthouse, Post, Texas, designated by the Commissioners Court for foreclosure sales or trustee's sales, with the said property being sold to the highest bidder for cash. The earliest time at which the sale will occur is 10:00 a.m., and the sale will begin no later than three (3) hours after 10:00 a.m.

WITNESS MY HAND, this 10th day of August, 2023.


R. Michael McCauley, Jr., Substitute Trustee
McWhorter, Cobb and Johnson, LLP
1722 Broadway
Lubbock, Texas 79401

FILED FOR RECORD
10th day of August 2023
at 8:35 o'clock A M
TERRI LAURENCE
COUNTY CLERK, GARZA COUNTY TEXAS
By Debi Simola Deputy