

NOTICE OF 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.

Date: September 8, 2021

Trustee: Evette M. Correa

Trustee's Addresses: Street Address: 12614 Dunns Fort Rd. Hearne, Texas 77859
Mailing Address: 12614 Dunns Fort Rd. Hearne, Texas 77859

Lender: Pepper Branch LLC

Note

Date: February 14, 2019
Original Amount: \$60,000.00
Borrower: Demetrius Breedlove
Original Lender: Oaks & Diamonds, L.L.C.
Current Lender: Pepper Branch LLC

Deed of Trust

Date: February 14, 2019
Grantor: Demetrius Breedlove
Trustee: Evette M. Correa
Original Beneficiary: Oaks & Diamonds, L.L.C.
Current Beneficiary: Pepper Branch LLC
Property: Lots 9, 10 and adjoining E 1/2 of Lot 8, Block 151, City of Hearne, Robertson County, Texas
Recorded: Volume 1366, Page 703, Official Public Records of Robertson County, Texas
Transferred by: Transfer of Note and Lien to Pepper Branch LLC dated February 14, 2019, recorded in Volume 1366, Page 709, Official Public Records of Robertson County, Texas

Filed for Record in:
Robertson County
On: Sep 08, 2021 at 01:10P
By: Carol Bancroft

County: Robertson County, Texas

Date of Sale (first Tuesday of month): November 2, 2021

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 8 day of September, 2021 at 1:15 a.m.
Stephanie M. Sanders, Robertson County Clerk
by: *Stephanie Sanders*

Time of Sale: 1:00 pm (The sale shall be completed no later than 4:00 pm)

Place of Sale: At the North door on the first floor of the Robertson County Courthouse Annex in Franklin, Texas

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the beneficiary having 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) at the place, date, and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above as Time of Sale or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the Lender.

James H. McCullough
P.O. Box 1288
Franklin, Texas 77856
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Evette M. Correa