

December

NOTICE OF SUBSTITUTE 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: October 24, 2022

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 25th day of October, 2022 at 2:50 pm
Stephanie M. Sanders, Robertson County Clerk

Filed for Record in
Robertson County
Oct 24 2022 at 01:50P
By Sarah Tappan

DEED OF TRUST:

DATE: October 15, 2013

GRANTOR: Arturo Macias and Laticia Ruiz, husband and wife

GRANTOR'S ADDRESS: 105 Rose Marie Blvd.
Hearne, Texas 77859
(Robertson County)

BENEFICIARY: SouthStar Bank, S.S.B., formerly known as First Star Bank, S.S.B.

ORIGINAL TRUSTEE: Norman E. Koch

RECORDING INFORMATION: Volume 1218, Page 659, Official Public Records,
Robertson County, Texas

PROPERTY: BEING Lot Number Three (3), in Block "B," of the Rose Marie Addition to the City of Hearne, Robertson County, Texas, according to the map of said City of record in Volume 1, Page 67, of the Map and Plat Records of Robertson County, Texas; and being the same property described in a Warranty Deed with Vendor's Lien dated October 15, 2013 from David White to Arturo Macias and Laticia Ruiz recorded in Volume 1218, Page 657 of the Official Public Records of Robertson County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: October 15, 2013

ORIGINAL AMOUNT: Sixty Seven Thousand Five Hundred and No/100
(\$67,500.00)

BORROWER: Arturo Macias and Laticia Ruiz, husband and wife

HOLDER: SouthStar Bank, S.S.B., formerly known as First Star Bank, S.S.B.

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: October 21, 2022

SUBSTITUTE TRUSTEE: Bryan F. Russ III, James H. McCullough or Travis J. Garney

RECORDING INFORMATION: Recorded in Volume 1509, Page 606 of the Official Public Records of Robertson County, Texas

DATE OF SALE OF PROPERTY: Tuesday, December 6, 2022

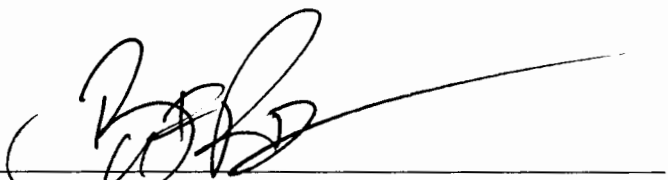
EARLIEST TIME OF SALE OF PROPERTY: 1:00 p.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: 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 provisions of the deed of trust permitting the beneficiary thereunder to have 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 and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 beneficiary:

Bryan F. Russ, III
Palmos, Russ, McCullough & Russ, L.L.P.
307 North Center Street • P.O. Box 1288
Franklin, Texas 77856
Telephone: (979) 828-3663
Facsimile: (979) 828-3803



Bryan F. Russ III, Substitute Trustee