

December
COPY

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 13, 2022

DEED OF TRUST:

FILED FOR RECORD IN
ROBERTSON COUNTY
OCT 13 2022
BY CLERK

DATE: April 17, 2007

GRANTOR: Ray Allen Woodward and wife, Diana K. Woodward

GRANTOR'S ADDRESS: 244 Cedar Creek Road
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 985, Page 165, Official Public Records,
Robertson County, Texas

PROPERTY: TRACT ONE: BEING portions of Blocks Numbered Twenty-Five (25) and Twenty-Six (26) in the Town of Wheelock, Robertson County, Texas, according to the map and plat of said town as the same appears of record in Volume M, Page 487, Deed Records of Robertson County, Texas; and being the same property described in a Deed dated February 7, 2002 from James W. Outlaw to Ray Allen Woodward and wife, Diana K. Woodward recorded in Volume 800, Page 130 of the Official Public Records of Robertson County, Texas.

TRACT TWO: BEING all that 4.705 acres of land, more or less, lying out of and a part of Blocks Numbered Twenty-Five (25), Twenty-Six (26), Thirty-Three (33) and Thirty-Four (34) in the Town of Wheelock, Robertson County, Texas, according to the map and plat of said town as the same appears of record in Volume M, Page 487, Deed Records of Robertson County, Texas; and being the same property described in a Warranty Deed with Vendor's Lien dated April 17, 2007 from Tom Webb to Ray Allen Woodward and wife,

Diana K. Woodward recorded in Volume 985, Page 149 of the Official Public Records of Robertson County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: April 17, 2007

ORIGINAL AMOUNT: Eighty-Eight Thousand Two Hundred Thirty-One Dollars and 55/100 (\$88,231.55)

BORROWER: Ray Allen Woodward and wife, Diana K. Woodward

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

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: October 7, 2022

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

RECORDING INFORMATION: Recorded in Volume 1508, Page 246 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
Palmas, 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