

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **April 22, 2022**, **Doug Batten** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$381,500.00**, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under Clerk's File No. **2022-20221569** in the **Real Property Records of Robertson County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

FIELD NOTES OF A 6.897 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ANTONIO MANCHACA SURVEY, A-27, ROBERTSON COUNTY, TEXAS, AND BEING A PORTION OF THAT 13.4 ACRE TRACT DESCRIBED AS THE FIRST TRACT AND A PORTION OF THAT 13.48 ACRE TRACT DESCRIBED AS THE SECOND TRACT IN A DEED TO MELVIN E. STINSON AND WIFE, JEANETTA B. STINSON RECORDED IN VOLUME 261, PAGE 595 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, SAID 6.897 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE & BEGIN AT A SET 1/2 INCH IRON ROD LOCATED ON THE NORTH LINE OF THE ABOVE-MENTIONED STINSON 13.4 ACRE TRACT AND THE SOUTHERLY LINE OF A CALLED 27.00 ACRE TRACT CONVEYED TO RODNEY W. AMOS IN VOLUME 1090, PAGE 764 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS;

THENCE: NORTH 57deg 20' 01" EAST ALONG THE GENERALLY FENCED NORTH LINE OF THE STINSON 13.4 ACRE TRACT AND THE SOUTHERLY LINE OF THE AMOS 27.00 ACRE TRACT FOR A DISTANCE OF 475.30 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 6;

THENCE: SOUTH 38deg 40' 20" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 6 FOR A DISTANCE OF 489.73 FEET TO A FOUND CONCRETE TEXAS HIGHWAY DEPARTMENT RIGHT OF WAY MARKER;

THENCE: SOUTH 33deg 47' 26" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 6 FOR A DISTANCE OF 178.35 FEET TO A SET CAPPED 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE MOST NORTHERLY CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO EDWARD L. GREGUREK;

THENCE: SOUTH 57deg 22' 47" WEST ALONG THE GENERALLY FENCED SOUTHERLY LINE OF HEREIN DESCRIBED TRACT AND THE NORTH LINES OF THE GREGUREK CALLED 1.00 ACRE TRACT AND A CALLED 1.00 ACRE TRACT CONVEYED TO CHRISTOPHER EVAN IN VOLUME 1112, PAGE 461 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS FOR A DISTANCE OF 416.57 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE: NORTH 42deg 20' 57" WEST 674.64 FEET ALONG THE SOUTHWESTERLY LINE OF HEREIN DESCRIBED TRACT AND A NORTHEASTERLY LINE OF A CALLED 20.371 ACRE TRACT CONVEYED TO RODNEY W. AMOS IN VOLUME 1090, PAGE 764 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS AND TO THE PLACE OF BEGINNING AND CONTAINING 6.897 ACRES OF LAND, MORE OR LESS, commonly known as 5000 South State Highway 6, Hearne, Texas, 77859; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Pete Florez, Richard H. Hester, Kelly Goddard, Florence Rosas, David**

Garvin, Clifford D. Harmon and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and


WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, September 05, 2023**, being the first Tuesday of such month, at the county courthouse of **Robertson County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Robertson County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10:00 a.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, September 05, 2023**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of August 15, 2023.



Signature
Pete Florez, Substitute Trustee
Printed Name

Matter No. 1746

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 15 day of August, 2023 at 1:55 am/pm
Stephanie M. Sanders, Robertson County Clerk
by: Lany Techner