

September

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: July 31, 2020

DEED OF TRUST:

DATE: January 3, 2006

GRANTOR: Brandon A. Moore

GRANTOR'S ADDRESS: 7822 FM 2954
Bremond, Texas 76629
(Robertson County)

Filed for Record in:
Robertson County
On: Jul 31, 2020 at 09:36A
By: Sarah Tepera

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 31 day of
July, 2020 at 9:37 am/pm.
Stephanie M. Sanders, Robertson County Clerk
By: SM

BENEFICIARY: First State Bank - Bremond, S.S.B., now known as South Star Bank,
S.S.B.

ORIGINAL TRUSTEE: Norman E. Koch

RECORDING INFORMATION: Volume 932, Page 790, Official Public Records,
Robertson County, Texas

PROPERTY: BEING 4.372 acres of land, lying and being situated in the H. F. Thornton Survey, A-352, Robertson County, Texas; and being the same property described in a Warranty Deed with Vendor's Lien dated January 3, 2006 from Bryan Keith Herzog and Michelle Maelene Herzog to Brandon A. Moore recorded in Volume 932, Page 784 of the Official Public Records of Robertson County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: January 3, 2006

ORIGINAL AMOUNT: Forty Thousand Five Hundred Dollars (\$40,500.00)

BORROWER: Brandon A. Moore

HOLDER: First State Bank - Bremond, S.S.B., now known as South Star Bank, S.S.B.

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: July 30, 2020

SUBSTITUTE TRUSTEE: Bryan F. Russ III or Molly A. Hedrick

RECORDING INFORMATION: Recorded in Volume 1414, Page 514 of the Official Public Records of Robertson County, Texas

DATE OF SALE OF PROPERTY: Tuesday, September 1, 2020

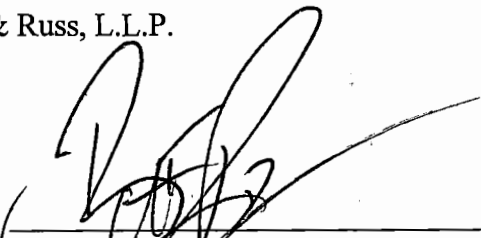
EARLIEST TIME OF SALE OF PROPERTY: 1:00 p.m. (The sale shall be completed no later than 4:00 p.m.)

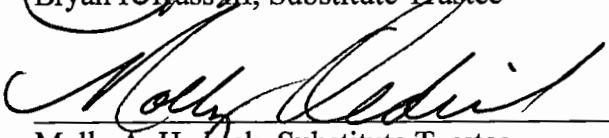
PLACE OF SALE OF PROPERTY: At the North door on the first floor of the Robertson County Courthouse Annex in Franklin, Texas.

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.
P.O. Box 1288
Franklin, Texas 77856
Telephone: (979) 828-3663
Facsimile: (979) 828-3803


Bryan F. Russ III, Substitute Trustee


Molly A. Hedrick, Substitute Trustee