

February

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: December 20, 2021

DEED OF TRUST:

DATE: March 24, 2004

GRANTOR: Timmy J. Wynn and wife, Amanda K. Wynn

GRANTOR'S ADDRESS: 604 South Burnet Street
Bremond, Texas 76629
(Robertson County)

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

ORIGINAL TRUSTEE: Norman E. Koch

RECORDING INFORMATION: Volume 860, Page 638, Official Public Records,
Robertson County, Texas

PROPERTY: BEING all of Lots Number Eight (8), Nine (9) and Ten (10), in Block Number Ninety-Four (94), in the City of Bremond, Robertson County, Texas, according to the map of said Town of record in Volume 40, Page 178 of the Deed Records of Robertson County, Texas; and being the same property described in a Warranty Deed with Vendor's Lien dated March 24, 2004 from John H. Ray and wife, Wanda Kotch Ray to Timmy J. Wynn and wife, Amanda K. Wynn recorded in Volume 860, Page 636 of the Official Records of Robertson County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: March 24, 2004

ORIGINAL AMOUNT: Forty Four Thousand Five Hundred Fifty Dollars (\$44,550.00)

BORROWER: Timmy J. Wynn and wife, Amanda K. Wynn

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

undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 20 day of
December, 2021 at 4:15 am
Stephanie M. Sanders, Robertson County Clerk
by: Maryje Lattimore

Filed for Record in:
Robertson County
On: Dec 20, 2021 at 04:11P
By: Maxine Lattimore

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: December 7, 2021

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

RECORDING INFORMATION: Recorded in Volume 1464, Page 381 of the Official Public Records of Robertson County, Texas

DATE OF SALE OF PROPERTY: Tuesday, February 1, 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.

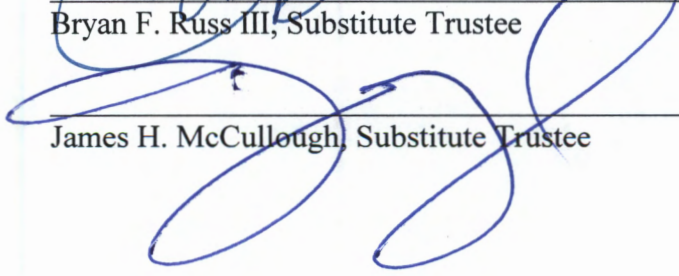
Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of 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



James H. McCullough, Substitute Trustee