

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on August 22, 2022, Jackie Wood and Aimee Wood executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of \$38,621.00 (Thirty Eight Thousand Six Hundred Twenty One Dollars and No Cents), said Deed of Trust being filed for record in Record Number 249357, of the Crosby County Clerks Records; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Tall Grass Capital, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 1, 2025**, beginning at **10:00 am**, or not later than 1:00 pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Crosby County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Crosby County, Texas, which real property is described as follows:

Property (including any improvements): The following described real estate property situated in the City of Crosbyton, County of Crosby, State of Texas, described as: The West One-Half (W/2) of a Two (2) acre tract of land, being the West Two (2) acres of a Five (5) acre tract out of the West One-half (W/2) of Survey No. 4, Certificate No. 0/357, issued to TWNG RR Co., Crosby County, Texas, described by metes and bounds in the field notes of W. D. Newell, State Surveyor, dated December 31, 1959 and filed for record in the Deed Records of Crosby County, Texas in Volume 112, at Page 455, and being the same land described in Warranty Deed from R. W. Griffin and Hazel Griffin, husband and wife, dated January 8, 1960 to Charlie J. Ogle as same appears of record in Volume 112, Page 475, Deed Records, Crosby County, Texas and described by metes and bounds as follows, to-wit:

Beginning at a pipe found set at fence corner on the North right-of-way line of a public road for the S. W. corner of this tract. Said pipe being 510 ft. North and 1852 ft. West of the S. E. corner of the West One-half (W/2) of Survey No. 4;

Thence North 467 ft. with fence line to a pipe found set on North Side of fence corner for the N. W. corner of said five acre tract and the N. W. corner of this tract;

Thence east with fence line at 93 3/10 ft. pass a pipe set in fence line, and in all 186 6/10 ft. to a pipe set for the N.E. corner of this tract;

Thence South 467 ft. to a pipe set in the North right-of-way line of public road for the S. E. corner of this tract. From whence a square post found set for the S. E. corner of said five acre tract bears East 280 4/10 ft.;

Thence West with said right-of-way line at 93 3/10 ft. pass the pipe and in all 186 6/10 ft. to the place of beginning.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

IN WITNESS HEREOF, this instrument has been executed to be effective **June 3, 2025**.

Property Address: 984 W 1st, Crosbyton, Crosby, Texas 79322

Trustee

Keith Rodgers

2025 JUN -6 AM 9:30
TAMMY MARSHALL
COUNTY CLERK
CROSBYTON, TX

FILED