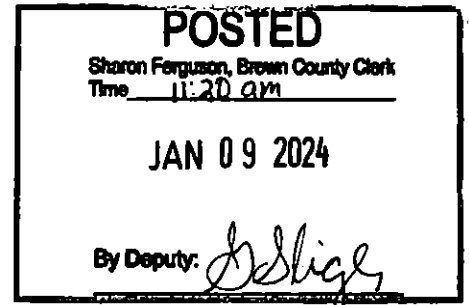


Notice of Trustee's Sale



Date: January 8, 2024

Trustee: Hayden J. Wise

Trustee's Address: 112 W. Liveoak, Coleman, Texas 76834

Mortgagee: Sue Damron

Note: Dated April 21, 2022 in the original principal amount of \$150,000.00

Deed of Trust

Date: April 21, 2022

Grantor: Lance McClure and Delinda McClure

Mortgagee: Sue Damron

Recording information: Document Number 2202905 in the Official Public Records of Brown County, Texas

Property: All that certain tract or parcel of land lying and being situated in Brown County, Texas, and being Tract 24 out of and a part of Scattered Oaks II Subdivision, an addition in Brown County, Texas, as shown by the Map or Plat of said Addition recorded in Volume 4, Page 389, Plat Records of Brown County, Texas, and at Volume 1534, Page 645, Real Property Records of Brown County, Texas.

County: Brown

Date of Sale: February 6, 2024


Time of Sale: the sale will begin no earlier than 1:00 pm or no later than three hours thereafter.

Place of Sale: Front steps outside the south entrance of the courthouse, or as otherwise designated by the Brown County Commissioner's Court pursuant to section 51.002 of the Texas Property Code

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.

Hayden J. Wise is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

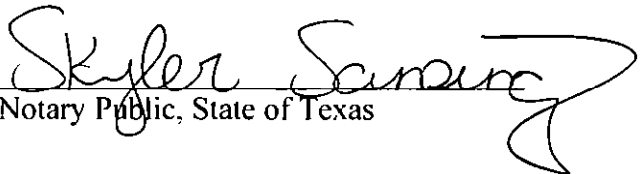


Hayden J. Wise

STATE OF TEXAS §

COUNTY OF COLEMAN §

This instrument was acknowledged before me on the 8 day of January, 2024, by **Hayden J. Wise**.



Notary Public, State of Texas

