

POSTED
DATE 3-16-20
A.M. 1:17 P.M.
BY Michelle Reynolds
KC Deputy

FILED
MICHELLE REYNOLDS
COUNTY CLERK
SOMERVELL CO., TEXAS

**NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE**

2020 MAR 16 PM 1:17

DEPUTY
KC

WHEREAS, PRECISE HOTEL MANAGEMENT LLC, a Texas limited liability company (hereinafter referred to collectively as "Debtor") executed and ~~delivered a Deed of Trust, Security Agreement and Assignment of Rents dated as of August 24, 2016 (the "Deed of Trust") conveying to Thomas J. Irons, Trustee, the real estate and other property therein described, to secure West Town Bank & Trust, an Illinois banking corporation, in the payment of certain indebtedness evidenced by the note therein described (the "Note"), said Deed of Trust being filed for record on August 26, 2016, in the Official Public Records of Somervell County, Texas under Document No: 20161420, as may be modified, renewed or extended from time to time.~~

WHEREAS, Thomas J. Irons has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, by reason of the failure of Debtor to timely cure a default under the Deed of Trust, the indebtedness secured by the Deed of Trust has been accelerated and is due and unpaid, and West Town Bank & Trust, being the current owner and holder of said indebtedness, has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 7th day of April, 2020, between the hours of 10:00 a.m. and 1:00 p.m. I, the undersigned, will sell and convey all or part of the real estate, being more particularly described on Exhibit A attached hereto and made a part hereof, at the East door of the Courthouse in Glen Rose, Texas, or as designated by the county commissioner's office, in Somervell County, Texas at public auction to the highest bidder for cash.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located thereon or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

The real estate and other property sold hereunder shall be sold "as is" and subject to all matters of record that are not extinguished through the foreclosure of the lien established under the above described Deed of Trust.

WITNESS MY HAND this ____ day of March, 2020.

Donna Stockman

Guy Wiggs, ~~Donna Stockman~~, Angela Lewis, Tim Lewis, Brenda Wiggs, Michelle Schwartz, Kathy Arrington or Denise Boerner, Substitute Trustee
c/o Tejas Trustee Services
14800 Landmark Blvd., Suite 850
Addison, Texas 75254
Phone: 469.208.0401

STATE OF TEXAS)
)
COUNTY OF Parker)

BEFORE ME, the undersigned authority, on this day personally appeared Donna Stockman, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of March, 2020.

David Russell Stockman

Notary Public, State of Texas

David Russell Stockman

Typed or Printed Name of Notary

My Commission Expires:

12-12-21

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 4B in Block 1 of PALUXY SUMMIT ADDITION, to the City of Glen Rose, Somervell County, Texas according to the replat thereof recorded under Clerk's File No. 20073420, Official Public Records and Cabinet One, Slide 153, Plat Records of Somervell County, Texas.