

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2022 OCT -7 AM 10:53

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF HILL §

KNOW ALL BY THESE PRESENTS:

DATE: 10/07/2022

NOTE: Promissory Note(s) described as follows:

Date: July 22, 2022
Maker: Shannon Elizabeth Black, Rhonald Tedd Duckworth and Donn Steven Galusha
Payee: Argon Group LLC
Payee assigned to: Epitome Investments LLC-Series HH
Original Principal Amount: \$78,900.00

DEED OF TRUST: Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: July 22, 2022
Grantor: Shannon Elizabeth Black and all co-signers and co-makers signing the Note
Original Trustee: James L. Williams, Jr.
Beneficiary: Argon Group LLC
Recorded: Deed of Trust recorded under Instrument #00138589 in the Real Property Records of Hill County, Texas
Beneficiary assigned to: Epitome Investments LLC-Series HH
Instrument #00140016 in the Real Property Records of Hill County, Texas.

LENDER: Epitome Investments LLC-Series HH

BORROWER: Shannon Elizabeth Black, Rhonald Tedd Duckworth, Donn Steven Galusha

PROPERTY: The real property described in the attached Exhibit "A" together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE(S): Malinda Wilson, Sherri Gallant, J. Wilson

Substitute Trustee's Mailing Address:
P.O. Box 2396
Burleson, TX 76097

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

November 1, 2022, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill County, Texas.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

SUBSTITUTE TRUSTEE:

Malinda Wilson
MALINDA WILSON

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 6th day of October, 2022, by MALINDA WILSON.

[Signature]
Notary Public in and for the State of Texas

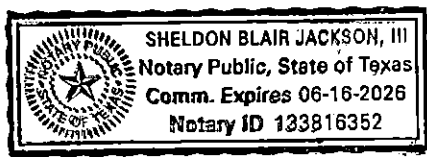


Exhibit A

All that certain lot, tract or parcel of land lying and being situated in Hill County, Texas and being all of Lot 3, Aquilla Oaks Estate Subdivision in accordance with the plat of said subdivision, recorded in Vol. 1, Page 47 Hill County Plat Records;

AND FURTHER BEING THE INDENTICAL PROPERTY described in a General Warranty Deed dated September 4, 2021 from Krista Overturff, (A/K/A Krista Overtuff) to Jeremiah Emery Overturff and recorded under Instrument # 001268955 of the Official Public Records of Hill County, Texas;

Together with that one certain singlewide mobile Homes by Oakwood model bearing Texas Label/Seal #NTA0880811 and Serial #HOTX099007672 attached to and installed on the property.

The address of the property is more commonly known as 446 HCR 2126, Whitney TX 76692.

After recording, please return original to:

Malinda Wilson
P. O. Box 2396
Burleson, TX 76097