

NOTICE OF FORECLOSURE SALE

Date: October 14, 2021

Trustee/Substitute Trustee:

David Spiller, Mason Spiller and/or Reid Spiller

Trustee/Substitute Trustee's Address:

David Spiller, Esq.
Mason Spiller, Esq.
Reid Spiller, Esq.
SPILLER & SPILLER
Attorneys and Counselors at Law
P. O. Drawer 447
Jacksboro, Texas 76458

FILED FOR RECORD

_____ O'CLOCK _____ M

OCT 14 2021

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

BY _____ DEPUTY

Mortgagee: Salvador Banuelos and Maria Dolores, husband and wife

Note: Promissory Note dated July 2, 2018, in the original principal amount of SIXTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$68,500.00), By Jackie Hall and Jayla Hall, husband and wife, as Borrower, payable to the order of Salvador Banuelos and Maria Dolores, husband and wife, as Lender

Deed of Trust:

Secured by Deed of Trust dated July 2, 2018, from Jackie Hall and Jayla Hall, husband and wife, as Grantors, to David Spiller, as Trustee, recorded in Book 1047, Page 539, Official Public Records of Jack County, Texas

Property:

Tract of land containing 6.28 acres, more or less, in the C. Vandivere Survey, Abstract No. 867, Jack County, Texas, being part of the tract conveyed to Salvador and Maria Banuelos recorded in Volume 875, Page 888, Official Public Records of Jack County and being more particularly described as follows:

BEGINNING at a 1 inch cap on a ½ inch iron rod found at the Southeast base of a 4 inch steel pipe fence corner on the East side of Ramage Road (gravel county road), being the Southwest corner of the said Banuelos Tract and the Northwest corner of the Bryan Besselaar Tract recorded in Volume 628, Page 753, Deed Records of Jack County;

THENCE North 01° 40' 55" East for a distance of 268.21 feet to a 2 inch cap on a 5/8 inch iron rod set on the East side of Ramage Road, being the Northwest corner of this tract and on the West line of the said Banuelos Tract;

THENCE South 88° 05' 11" East for a distance of 1013.73 feet to a 2 inch cap on a 5/8 inch iron rod set in a North-South fence, being the Northeast corner of this tract;

THENCE South 00° 45' 08" East for a distance of 268.50 feet to a 2 inch cap on a 5/8 inch iron rod set at the South base of a 3 inch steel pipe fence corner, being the Southeast corner of this tract, on the South line of the said Banuelos Tract and on the North line of the said Besselaar Tract;

THENCE North 88° 05' 11" West for a distance of 1025.13 feet to the place of beginning.

County: Jack

Date of Sale (first Tuesday of month): Tuesday, December 7, 2021

Time of Sale: 10:00 a.m.

Place of Sale: Jack County Courthouse at 100 N. Main Street, Jacksboro, Texas 76458, at the following location: on the steps fronting the doors on the West side of the Courthouse, or as designated by the County Commissioners 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.

David Spiller, Mason Spiller and/or Reid Spiller are Trustee under the Deed of Trust, and/or Mortgagee has appointed David Spiller, Mason Spiller and/or Reid Spiller as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



David Spiller

Mason Spiller

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