

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SCURRY §

WHEREAS, by that one certain Deed of Trust dated December 18, 2014, and recorded as Instrument No. 2014-20144725, Volume 846, Page 259, Official Public Records, Scurry County, Texas (the "Deed of Trust"), Jason Jay Jent and Abigail Levens ("Grantor"), conveyed to Scott L. Wade, Trustee ("Trustee") for the benefit of Aimbank ("Original Beneficiary"), the real property situated in Scurry County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Promissory Note dated December 18, 2014, in the original principal amount of \$49,000.00, executed by Jason Jay Jent and made payable to the order of Original Beneficiary (the "Note"); and

WHEREAS, UMB Bank ("Current Beneficiary") is the successor-in-interest to Original Beneficiary, and Current Beneficiary is the current owner and holder of the Note and Deed of Trust; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Scott L. Wade, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said Scott L. Wade, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Current Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 1st day of July, 2025**, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad will sell the Property on the north steps of the Scurry County Courthouse located at 1806 25th Street, Snyder, TX 79549, or in the area designated by the Scurry County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. **Said sale will begin no earlier than 1:00 P.M and no later than three hours after that time.**

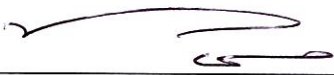
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

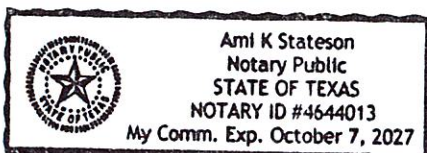
WITNESS MY HAND this 9th day of June, 2025.

SUBSTITUTE TRUSTEE:


Matthew T. Taplett

STATE OF TEXAS §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 9th day of June 2025, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.




Notary Public for the State of Texas

**NAME, ADDRESS AND
TELEPHONE NUMBER OF
MORTGAGEE:**

UMB Bank
c/o Sean Murphy
1010 Grand Blvd MS#1020103
Kansas City, MO 64106
(816) 860-1630

**NAME, ADDRESS AND
TELEPHONE NUMBER OF
SUBSTITUTE TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Aimee E. Marcotte
Cheyenne A. Haddad
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

All of the East Fifty-five feet (E 55') of Lot Number Eleven (11); all of Lot Number Twelve (12); and the West Twenty feet (W 20') of Lot Number Thirteen (13), in Block "1", of the Replat of the TOWLE PLACE ADDITION to the City of Snyder, Scurry County, Texas, as the same appears according to the Replat of said Addition, which is recorded in Cabinet "A", Slide 19, Plat Records, Scurry County, Texas.