

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 29, 2025

Substitute Trustee: Mark Hargrove

Substitute Trustee's Address: Mark Hargrove
P.O. Box 841
Snyder, Texas 79550

Mortgagee: George Edgar, Jr.

Mortgagee's Address: George Edgar, Jr.
P.O. Box 642
Buffalo Gap, Texas 79508

Date of Sale: Tuesday, June 3, 2025, being the first Tuesday of the month

Time of Sale: 1:00 p.m. or not later than three (3) hours thereafter

Place of Sale: North Steps of the Scurry County Courthouse in Snyder, Texas; or as designated by the Scurry County Commissioner's Court pursuant to Section 51.002 of the *Texas Property Code*.

Note:

Date: February 26, 2024

Principal: \$67,000.00

Borrower: Antonio Silva and wife, Felicia Silva

Lender: George Edgar, Jr.

Deed of Trust:

Date: February 26, 2024

Grantor: Antonio Silva and wife, Felicia Silva

Mortgagee: George Edgar, Jr.

Recording: Volume 1077, Page 350, Official Public Records, Scurry County, Texas

Property: All of Lot Number Ten (10), in Block Number One (1), of the Highland Terrace Addition to the City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Addition, which is recorded in Cabinet "A", Side 24, Plat Records, Scurry County, Texas.

County: Scurry

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST. THE INDIVIDUAL SIGNING THIS NOTICE OF SUBSTITUTE TRUSTEE'S SALE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE.

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

Recorded Scurry County
2025 10:32

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.

In accordance with Section 51.0076 of the *Texas Property Code* and the Deed of Trust, Mortgagee appoints **Mark Hargrove** as the Substitute Trustee ("Trustee") under the Deed of Trust. Mortgagee has instructed the 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. The Property will be sold "*as-is*", without any expressed or implied warranties, except as to warranties of title, and will be acquired at the purchaser's own risk in accordance with Section 51.009 of the *Texas Property Code*. The Trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by said Trustee.

The sale will begin at the Time of Sale or not later than three (3) hours thereafter and will be conducted subject to the right of rescission contained in Section 51.016 of the *Texas Property Code*.



Mark Hargrove, as Substitute Trustee and as Attorney for
the Mortgagee, George Edgar, Jr.

Hargrove Law Firm

P.O. Box 841

Snyder, Texas 79550

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