

NOTICE OF TRUSTEE'S SALE

Date: June 4, 2025

Substitute Trustee: Cynthia Rucker Allen and Charles C. Self, III, acting jointly or independently

Substitute Trustee's Address: 500 Chestnut Street, Suite 1402
Abilene, Texas 79602

Mortgagee: Clear Fork Bank, f/k/a First National Bank, Albany/Breckenridge, a National Bank

Note: That one (1) certain Promissory Note dated June 30, 2021, in the original principal amount of \$104,000.00 executed by Michael T. Wilson and Miranda Wilson, in favor of First National Bank, Albany/Breckenridge, a National Bank.

As of June 4, 2025, there is due and owing \$88,252.02 principal and accrued unpaid interest of \$3,073.90, with interest continuing to accrue at the rate of \$23.28 per diem.

Deed of Trust

Date: June 30, 2021

Grantor: Michael T. Wilson and Mirand Wilson, Husband and Wife

Mortgagee: First National Bank, Albany/Breckenridge, A National Bank

Recording information: Instrument Number: 20212580, Official Public Records, Volume 1007, Page 3, Official Public Records of Scurry County, Texas.

Property: All of Lot Number 7-A of the S.E. McCowen Subdivision of a part of Tract No. 33, of the Dallas Trust and Savings Bank Subdivision of the Grimes Ranch Lands in Section 39, Block 1, Kirkland & Fields Survey, Scurry County, Texas, as the same appears according to the map or plat of said Subdivision which is recorded in Cabinet "A", Slide 4, Plat Records, Scurry County, Texas.

County: Scurry County, Texas

Date of Sale (first Tuesday of month): August 5, 2025

Time of Sale: 11:00 a.m.

Place of Sale: Third Floor, Scurry County Courthouse, 1806 25th Street, Suite 300, Snyder, Texas 79549

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.

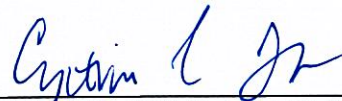
Clear Fork Bank, f/k/a First National Bank, Albany/Breckenridge, as beneficiary under the Deed of Trust has appointed Cynthia Rucker Allen and Charles C. Self, III, acting jointly or independently, as Substitute Trustee. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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 (3) hours thereafter. This sale will be conducted subject to the right of rescission contained in §51.016 of the *Texas Property Code*.

Pursuant to §51.0075 of the *Texas Property Code*, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

This sale is a nonjudicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and security agreement executed by Michael T. Wilson and Miranda Wilson.

Questions concerning the sale may be directed to the beneficiary's attorney, Cynthia Rucker Allen and/ or Charles C. Self, III, at 500 Chestnut Street, Suite 1402, Abilene, Texas 79602, (325) 672-7824.



CYNTHIA RUCKER ALLEN, Substitute Trustee