

**Notice of Foreclosure Sale  
(Including Appointment of Substitute Trustee)**

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

May 29, 2025

Deed of Trust ("Deed of Trust"):

Dated:	March 8, 2022
Grantor:	Linda Wright
Trustee:	Charles Joseph Crouch
Lender:	First Financial Bank
Recorded in:	Official Public Records of Scurry County, Texas as Instrument Number 20220956 (Volume 1025, Page 441)
Secures:	Promissory Note in the original principal amount of \$72,397.89, executed by Grantor and payable to the order of Lender and all other obligations, debts and liabilities, plus interest thereon, of Grantor to Lender. All obligations, debts and liabilities owing by Grantor to Lender are collectively referred to below as the "Indebtedness".
Substitute Trustee:	Mark S. Zachary, Rachel Rickel and/or Lauren Coursey
Substitute Trustee's Address:	400 Pine Street, Suite 800, Abilene, Texas 79601

Property (the "Property"): The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the following described real property and all rights and appurtenances thereto:

Tract 1: Being the West 150' of the East 160' of the South 234.1' of the BOOTHE HOME SITE, as shown by map or plat of the Bootheland West Subdivision, as the same appears according to the plat of said Boothe Home Site, which is recorded in Cabinet "A", Slide 38, Plat Records, Scurry County, Texas:

BEGINNING at an iron stake in the South boundary line of said Boothe Home Site 10' West of the original Southeast corner thereof, which said iron stake is located at the intersection of the West boundary line of the Clairemont Road with the North boundary line of Parks Avenue;

THENCE North along the West boundary line of the Clairemont Road a distance of 234.1 feet to an iron stake located in the Southeast corner of a tract of land heretofore conveyed to James H. Norred et. ux. by I.O. Fannin et. ux. by Warranty Deed of record in Vol. 190, at Page 155, of the Deed Records of Scurry County, Texas;

THENCE West a distance of 150' along the South boundary line of said Norred property to an iron stake for the Northwest corner of this tract;

THENCE South parallel with the West boundary line of the Clairemont Road, a distance of 234.1' to a point in the South boundary line of Parks Avenue;

THENCE East along the South boundary line of Boothe Home Site a distance of 150' to the place of beginning.

Tract 2: Being the South Two Hundred Thirty-four and one-half feet (S 234.5') of the West One Hundred Forty feet (W 140') of the BOOTHE HOME SITE, a part of Bootheland West, a Subdivision in Scurry County, Texas, as the same appears on the map or plat of said Subdivision which is recorded in Cabinet "A", Slide 38, Plat Records, Scurry County, Texas.

Foreclosure Sale:

Date: July 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place: 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.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Indebtedness and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Indebtedness, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale

described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust, and at purchaser's own risk.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

**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.**

**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 MORTGAGEE SERVICER.**

May 29, 2025.

**First Financial Bank**

By: [Signature]

Name: Justin Holland

Title: Senior Vice President –  
Commercial Relationship Manager

[Signature]  
Mark S. Zachary, Rachel Rickel and/or Lauren  
Coursey, Substitute Trustee

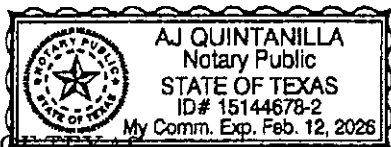
STATE OF TEXAS

COUNTY OF Fisher

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BEFORE ME, the undersigned authority, on this day personally appeared **Justin Holland**, Senior Vice President – Commercial Relationship Manager of **First Financial Bank**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 29 day of May, 2025.



STATE OF TEXAS

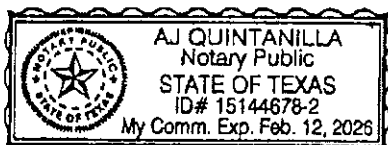
COUNTY OF Fisher

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[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared **Mark S. Zachary**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 29 day of May, 2025.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS