

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 13th day of February 2018, LINDA SELLERS, (hereinafter "Mortgagor", whether one or more) executed a Deed of Trust conveying to W. DREW DARBY, as Trustee, the Real Estate hereinafter described, to secure \$89,000.00 in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1695, Page 650, of the Official Public Records of Howard County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

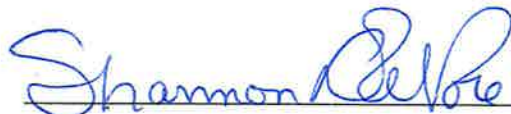
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that I will sell all of the interest of Mortgagor encumbered by said Deed of Trust in said Real Estate as follows:

- (1) a public sale at auction;
- (2) on September 5, 2023, being the first Tuesday of the month;
- (3) the sale shall be conducted at the north door of the Howard County Courthouse building, Big Spring, Texas.
- (4) the sale shall be conducted between the following hours, local time: 10:00 a.m. - 1:00 p.m.; and
- (5) the real property shall be sold to the highest bidder for cash.


Said Real Estate is described as follows:

SEE ATTACHED EXHIBIT "A"

WITNESS MY HAND this 1st day of August 2023.



SHANNON DEVORE, SUBSTITUTE TRUSTEE

By   
BRENT ZITTERKOPF, County Clerk, Howard County, Texas  
Placed at 9:05 AM on 8/1/23  
POSTED

# EXHIBIT "A"

**Surface Estate Only:**

**AH that certain lot, tract or parcel of land out of and part of the NW/4 of Section 13, Block 33, T-1-S, T. & P. RR. Co. Survey, Howard County, Texas, more particularly described by metes and bounds as follows:**

**BEGINNING at a ¾" I.P. in the East line of Connally Street, and the West line of a 2.31 acre tract conveyed to S. L. Lockhart to Willard Neel, through Deed dated December 1, 1954, and recorded in Volume 206, Page 518 Deed Records of Howard County, Texas, from which a 1" I.P. the NW corner of said 2.31 acre tract bears N. 14 deg. 37' W. 147.0 feet. Said ¾" I.P. being the NW corner of this tract;**

**THENCE N. 75 deg. 23' E. 140 feet to a ¾" I.P. for the NE corner of this tract;**

**THENCE S. 14 deg. 37' E. 55.0 feet to a ¾" I.P. for the SE corner of this tract;**

**THENCE S. 75 deg. 23' W. 140 feet to a ¾" I.P. for the SW corner of this tract;**

**THENCE N. 14 deg. 37' W. along the East property line of Connally Street, 55.0' to the PLACE OF BEGINNING containing 0.177 acres of land, more or less.**