

167 FM 588  
Comanche, Texas 76442

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

*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.*

**Date, Time, and Place of Sale.**

*May 5th 9c*  
Date: April 7<sup>th</sup>, 2020

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time.

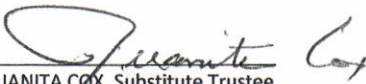
**Place:** THE FRONT STEPS OF THE SOUTH DOOR OF THE COMANCHE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the County Judge of Comanche County, Texas.

**2. TERMS OF SALE:** Cash.

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the original Deed of Trust or Contract Lien dated October 16, 2018 and recorded in Document: Volume 440, Page 258 in and in Vendor's Lien recorded on December 24, 2018, under Clerk's File Number 2366, Deed of Trust Records of Comanche County, Texas, with CHARLES GREEN, SECURING THE PAYMENT OF THE INDEBEDNESSES IN THE ORIGINAL PRINCIPAL AMOUNT OF \$6,000.00 Dollars, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CHARLES GREEN is the current mortgagee of the note and Deed of Trust or Contract Lien.

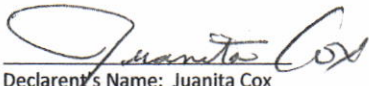
**5. Property To Be Sale:** the property to be sold is described in the attached Exhibit "A" attached hereto and made a part hereof

**6. Mortgage Servicer Information.** The Mortgage Servicer is the Substitute Trustee, Juanita Cox, representing the current mortgagee, whose address is: 2405 Vine Street, Brownwood, Texas 76801.

  
JUANITA COX, Substitute Trustee  
c/o William G. Shaw  
2405 Vine St.  
Brownwood, Texas 76801

CERTIFICATE OF POSTING

My name is Juanita Cox, and my address is 2405 Vine Street, Brownwood, Texas 7801, Brownwood, Texas 76801. I declare under penalty of perjury that on ~~3-12-2020~~, I filed at the office of the COMANCHE County Clerk and caused to be posted at the COMANCHE County Courthouse this notice of sale. *4-14 9c*

  
Declarant's Name: Juanita Cox

Date 4-12-20

FILED  
AT 3:00 O'CLOCK *P* M

APR 14 2020

  
Clerk, County Court Comanche Co., Texas

## **EXHIBIT A**

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**Property (including any improvements):**

Being two tracts of land containing 2.25 acres of land out of D.H. McFadden Survey, Patent No. 247, Abstract No. 647, and described as follows:

**TRACT ONE:**

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**BEGINNING** at J.D. Bingham's Northwest corner of said Lot No. 11;  
**THENCE** North 48  $\frac{2}{5}$  yards to a rock for corner;  
**THENCE** East 100 yards for a corner;  
**THENCE** South 48  $\frac{2}{5}$  yards for corner, J. D. Bingham's Northeast corner;  
**THENCE** West 100 yards to the place of beginning.

**TRACT TWO:**

**BEGINNING** 184 yards from the Northwest corner of the West line of said Lot No. 11, to a stake for a corner;  
**Thence** South on the West line of same, 50 yards to stake for corner;  
**THENCE** East 100 yards to a stake for a corner;  
**THENCE** North 50 yards to a stake for a corner;  
**THENCE** West 100 yards to a place of **BEGINNING**, containing Two and one-fourth ( $2 \frac{1}{4}$ ) acres of land, more or less, in both tracts.

And being the same land and premises as described in a Warranty Deed from Anthony Wayne Rabon to Charles Green, filed for record on February 2, 2015 and recorded in Volume 988, Page 353, Deed Records of Comanche County, Texas.

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