

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF COOKE

WHEREAS, Brendalit Hernandez and Juan Jose Roque ("Borrower"), executed and delivered a first lien Deed of Trust (herein called the "Mortgage") dated as of June 15, 2020 and filed for record in the Office of the County Clerk of Cooke County, Texas, on June 17, 2020, as Document No. 2020-4449, to Liberty Bankers Life Insurance Company, an Oklahoma insurance company ("Lender") conveying to Jim A. Robertson, Trustee (herein called the "Trustee"), the property hereinafter described as security for payment of a certain secured promissory note of even date therewith executed by Borrower and payable to the order of Lender, as successor-in-interest to Original Lender, in the maximum principal amount of Seventy-Two Thousand Eighty-Five and No/100 Dollars (\$72,085.00) (herein called the "Note"); and all other indebtedness owing under the terms of the Mortgage; and.

WHEREAS, by instrument entitled Appointment of Substitute Trustee dated January 4, 2023, recorded in the Official Records of Cooke County, Texas, Lender, the legal owner and holder of the Note, acting pursuant to terms of the Mortgage, removed the Trustee originally named in the Mortgage and any substitute theretofore appointed and named, constituted and appointed Jim Mills, Susan Mills, George Hawthorne, Christy Johns, Ed Henderson, Andrew Mills Middlebrook, William Mills, Jay A. LaJone and Blair Bennett or any of them, as Substitute Trustee under the Mortgage, thereby vesting in the substitute trustee the same estate, rights, powers and duties vested in the original Trustee in the Mortgage; and

WHEREAS, default has occurred in the payment of the Note, and the Lender, the legal owner of the Note, has requested the Substitute Trustee to enforce the Mortgage and sell the Mortgaged Property covered thereby.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT, after this notice has been duly posted, and written notice has been duly served upon each person obligated to pay the debt secured by the Mortgage, as required by the Mortgage and by law, the Substitute Trustee will sell the Mortgaged Property at public auction, to the highest bidder, for cash, at the area designated by the County Commissioners Court of Cooke County, Texas, between the hours of 10:00 a.m. and 1:00 p.m. on **Tuesday, February 7, 2023**, being the first Tuesday in May. The earliest time at which the sale of the Mortgaged Property will occur shall be ten o'clock am (10:00 a.m.) on Tuesday, February 7, 2023, in accordance with Section 51.002(b) of the Texas Property Code.


FILED FOR RECORD

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PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY Nh DEPUTY

Executed this the 5th day of January, 2023.

A handwritten signature in black ink, appearing to read "Blair Bennett", written over a horizontal line.

Blair Bennett, Substitute Trustee
1603 LBJ Freeway, Suite 750
Dallas, Texas 75234

EXHIBIT "A"

Legal Description

Lot 33 of EAGLES PERCH SUBDIVISION, in Cooke County, Texas, as shown on the Plat thereof recorded in Cabinet B, Slide 274 of the Plat Records of Cooke County, Texas.