

NOTICE OF FORECLOSURE 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 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.

1. *Property to Be Sold.* The property to be sold is described as follows:

Lot 31 and Lot 31A, Block 3 of the Belmont Addition to the City of Denver City, Yoakum County, Texas. (303 N. Soland Avenue)

SAVE AND EXCEPT all of the oil, gas and other minerals in, on and under and that may be produced from said property.

The following improvements are included: **None**

For Value received and to secure the payment of the Note, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend the title to the property. If Grantor performs all the covenants and pays the Note according to its terms, this Deed of Trust shall have no further effect and Beneficiary shall release it at Grantor's expense.

Other Exceptions to Conveyance and Warranty: SUBJECT TO all prior mineral reservations and convinces of record and FURTHER SUBJECT TO all oil and gas leases, easements and property restrictions of record.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust dated **September 20, 2019**, and filed at Instrument **No. 2019-2867**, Real Property Records, Yoakum County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time and place:

Date: September 5, 2023

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Yoakum County Courthouse in Plains, Texas, at the following location: 609 Cowboy Way, Plains, Texas, at the South door Courthouse steps.

The deed of trust does not permit the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce

the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in 'as is, where is' condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the 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 or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Christopher B. Cline and Maryann Cline to Bobby T. Investments, LLC.**

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described including but not limited to (a) the promissory note in the original principal amount of \$275,000.00, executed by **Christopher B. Cline and Maryann Cline**, and payable to the order of **Bobby T Investments, LLC**, (Mortgagee); and (b) any and all present and future indebtednesses of **Christopher B. Cline and Maryann Cline to Bobby T Investments, LLC. Bobby T. Investments** is the current owner and holder (Mortgagees) of the Obligations and is the beneficiary under the

deed of trust. The full balance of principal and interest is now due and payable, being **\$229,861.05.**

As of July 18, 2023, there was owed in the following amounts:

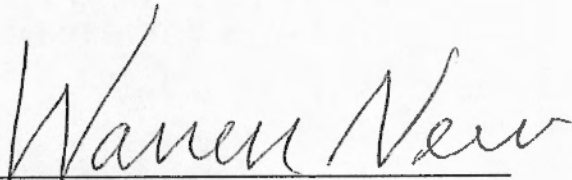
Principal & Interest Amount Due (From 12/01/22through 07/01/23)	\$15,761.52
Insurance and taxes (prorated reimbursement from 12/01/22 through 7/1/23)	\$ 4,718.48
Late Charge	\$ -0-
Attorney's fees	\$ 1,000.00
Costs incurred to date	\$ 106.65
Total due on or before July 18, 2023:	\$ 21,586.65

Questions concerning the sale may be directed to the undersigned or to the beneficiary **Bobby T Investments, LLC, C/O Mark Trent**, at P.O. Box 1298, Denver City, Texas 79323.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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 MORTGAGE SERVICER.

Dated: July 18, 2023.


Warren New, Substitute Trustee
P. O. Box 670
319 N. Main
Denver City, Texas 79323
(806) 592-2129 - Telephone