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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

July 10, 2023

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Nancy E. Roster
County Clerk, Williamson Co. TX

NOTE:

Date:	December 9, 2019
Maker:	MACFIT LLC
Payee:	Spirit of Texas Bank, SSB
Original principal amount:	\$739,100.00

DEED OF TRUST:

Date:	December 9, 2019
Grantor:	Jordan L. McCambridge and Anne McCambridge
Trustee:	Dean O. Bass
Beneficiary:	Spirit of Texas Bank, SSB
Recording data:	Recorded under Clerk's File No. 2020001746, Official Public Records of Williamson County, Texas.

LENDER: Simmons Bank

BORROWER: MACFIT LLC

PROPERTY: Lot Ten (10), in Block D, of Block House Creek Phase C, Section 1, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet N, Slide 339, of the Plat Records of Williamson County, Texas.

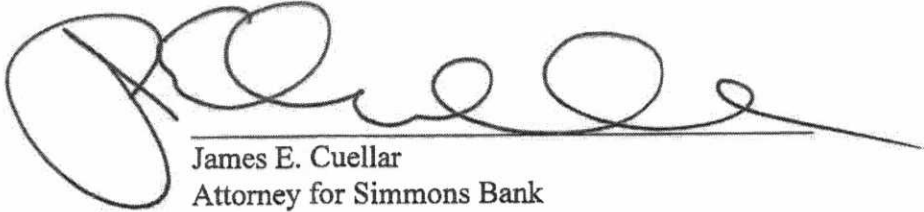
SUBSTITUTE TRUSTEES: James E. Cuellar
 Jeffrey D. Stewart
 D. Brent Wells
 440 Louisiana, Suite 718
 Houston, Texas 77002
 (713) 222-1281

ANGELA ZAVALA, MICHELLE JONES
 4600 Fuller Ave., Suite 400
 Irving, Texas 75038

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.



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James E. Cuellar
Attorney for Simmons Bank

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

August 1, 2023, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the northeast basement door in the new addition to the Williamson County Justice Center, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the 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 of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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.

NOTICE

The attorney sending this communication is a debt collector. This is an attempt to collect a debt, and any information obtained will be used solely for that purpose.


Substitute Trustee