

29

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

June 12, 2023

FILED FOR RECORD

## NOTE:

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

JUN 12 2023

*Nancy E. Ruster*  
County Clerk, Williamson Co. TX

## 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.

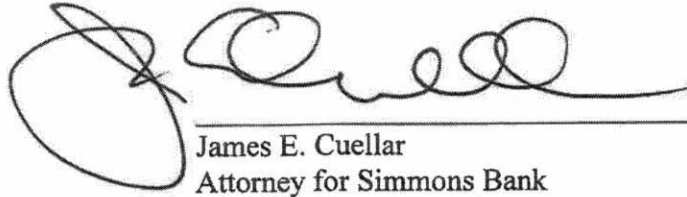
**SUBSTITUTE TRUSTEES:** James E. Cuellar  
Jeffrey D. Stewart  
D. Brent Wells  
440 Louisiana, Suite 718  
Houston, Texas 77002  
(713) 222-1281

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.**



4788181



James E. Cuellar  
Attorney for Simmons Bank

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

July 5, 2023, being the first Wednesday of the month (the first Tuesday of the month being July 4), 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.**

  
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Substitute Trustee