

30

**NOTICE OF PINNACLE BANK fka CROCKETT
NATIONAL BANK'S
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: June 8, 2023

FILED FOR RECORD

Deed of Trust:

Date:	January 30, 2013	JUN 12 2023
Grantor:	Thomas Hertzler and Samantha J. Hertzler	<i>Nancy E. Renteria</i>
Grantor's County:	Williamson County, Texas	County Clerk, Williamson Co. TX
Beneficiary:	Crockett National Bank	
Trustee:	Todd E. Huckabee	
Recorded in:	Instrument No. 2013015860, of the Official Public Records of Williamson, County, Texas.	
Property:	Lot 5, Block B, PLANNED UNIT DEVELOPMENT OF ESCALERA RANCH SECTION ONE, according to the map or plat thereof recorded in Cabinet R, Slide 310, Plat Records, Williamson County, Texas.	

Substitute Trustee: Paul D. Stipanovic or Greg Gossett or Wesley M. Giesecke
2 S. Koenigheim
San Angelo, Tom Green County, Texas 76903
OR
Justin Radar
250 W. Lancaster Avenue, Ste. 170
Fort Worth, Texas 76102

Date and Time of Sale of Property: July 5, 2023 at 10:00 a.m. or within three hours after 10:00 a.m.

Place of Sale of Property: At the northeast basement door of the new addition to the Williamson County Justice Center, 405 Martin Luther King, Georgetown, Texas; or as designated by the County Commissioner' Court.

Notice: Because of default in performance of the obligations of the Note and Deed of Trust, Pinnacle Bank fka Crockett National Bank's Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

The Property will be sold “AS IS”, without any expressed or implied warranties, except as to the warranties, if any, provided for under the Deed of Trust. The Trustee or Substitute Trustee, as the case may be, reserves that right to set further reasonable conditions for conducting the Foreclosure Sale, which will be announced prior to any bidding at the Foreclosure Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Page 2