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

JUN 1 2 2023

Deed of Trust:

Date:

January 30, 2013

Grantor:

Thomas Hertzler and Samantha J. Hertzler

Grantor's County:

Williamson County, Texas

Beneficiary:

Crockett National Bank

Trustee: Recorded in: Todd E. Huckabee

Instrument No. 2013015860, of the Official Public Records of

Williamson, County, Texas.

Property:

Lot 5, Block B, PLANNED UNIT DEVEOPMENT 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 Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that the Foreclosure Sale will necessarily be made subject to all prior matters of records 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien created in favor of the Beneficiary under 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.

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.

By: 🏒

Paul D. Stipanovic, Substitute Trustee

STATE OF TEXAS COUNTY OF TOM GREEN

This instrument was acknowledged before me by PAUL D. STIPANOVIC, Substitute Trustee, on the 8th day of June, 2023.

KALA SESSOM Notary Public STATE OF TEXAS ID#492660-0 My Comm. Exp. Feb. 8, 2027

Notary Public, State of Texas