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Notice of Substitute Trustee's Sale

Date: August 14, 2023

Substitute Trustee
(whether one or more): SAMUEL C. FULCHER and/or TAYLOR C. FITZNER

Substitute Trustee's Mailing Address: 15 North Main Street, Temple, Texas 76501 (Bell County)

Substitute Trustee's Telephone Number: (254) 743-7370
(254) 743-7322

Lender/Note Holder
(whether one or more): JTB CAPITAL MANAGEMENT, LC,
a Texas limited liability company

Note:

Date: September 28, 2021

Original Principal Amount: \$1,540,000.00

Maker
(whether one or more): MARGARITO ESPINOZA

Lender
(whether one or more): JTB CAPITAL MANAGEMENT, LC,
a Texas limited liability company

FILED FOR RECORD

AUG 14 2023

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

Deed of Trust:

Date: September 28, 2021

Grantor
(whether one or more): MARGARITO ESPINOZA and CLAUDETTE ESPINOZA,
a married couple

Lender
(whether one or more): JTB CAPITAL MANAGEMENT, LC,
a Texas limited liability company

Recording Information: Document Number 2021147777, of the Official Public
Records of Williamson County, Texas

Property: A 78.88 acre tract of land out of the David D. Berry Survey, Abstract No. 104, in Williamson County, Texas, and being more particularly described in that certain Deed of Trust duly recorded in Document Number 2021147777, of the Official Public Records of Williamson County, Texas

County: WILLIAMSON

Date of Sale: (first Tuesday of month): SEPTEMBER 5, 2023

Time of Sale: 1:00 p.m., or within 3 hours thereafter

Place of Sale: Northeast side of the Justice Center Annex at 405 Martin Luther King, Georgetown, Texas, 78626 or in the area designated by the Commissioners Court, Pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust allows Lender to remove the trustee and appoint a Substitute Trustee. Lender removed the present trustee and appointed Substitute Trustee as the trustee under the Deed of Trust. Lender directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction

at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION. The earliest time the foreclosure sale will occur is the Time of Sale, and the foreclosure sale will be conducted no later than 3 hours thereafter.

Prior to the foreclosure sale, Lender is permitted to postpone or withdraw or reschedule the foreclosure sale for another day. 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. In addition, Lender is permitted to appoint another person as Substitute Trustee to conduct the foreclosure sale.

To Maker and Obligor of the Note: 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.

THIS INSTRUMENT APPOINTS THE SUSTITUTE TRUSTEE 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.



TAYLOR C. FITZNER, Substitute Trustee and
authorized agent for Lender

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on August 14, 2023, by Taylor C. Fitzner, Substitute Trustee and authorized agent for Lender, in his capacity as Substitute Trustee and authorized agent for Lender.


Notary Public, State of Texas