

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****Date:** January 13, 2023**DEED OF TRUST:****Date:** November 20, 2009**Grantor:** Leonard Ray Williams and Rita Williams**Trustee:** Bill Crockett**Substitute Trustee:** Brodie C. Wash**Substitute Trustee's Mailing Address:** 1617 Broadway Lubbock, Texas 79401**Beneficiary:** Western Bank**County Where Property Is Located:** Mitchell County, Texas

**Recording Information:** Instrument No. 09-1779, Volume 757, Page 692, in the Official Public Records of Mitchell County, Texas, as amended by that certain Modification of Deed of Trust dated December 10, 2014, and recorded under Instrument No. 15-0206, Volume 823, Page 640, in the Official Public Records of Mitchell County, Texas; and by that certain Modification of Deed of Trust dated October 8, 2020, and recorded under Instrument No. 20-1280, in the Official Public Records of Mitchell County, Texas.

**Property Description:** Lots 1 and 2, Block 2, of the Templeton Addition to the town of Loraine, Mitchell County, Texas.

**NOTES:****Date:** November 20, 2009**Amount:** \$42,905.00**Debtor:** Leonard Ray Williams and Rita Williams**Holder:** Western Bank**Date of Sale of Property (first Tuesday of month):** Tuesday, February 7, 2023

**Time of Sale of Property:** The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

**Place of Sale of Property:** The area designated by the Mitchell County Commissioners Court as the official location for real property foreclosure sales.

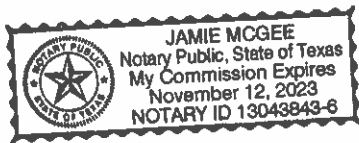
Default has occurred in the payment of the Notes and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Notes and Beneficiary under the Deed of Trust has requested Substitute Trustee to sell the Property.


Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

  
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Brodie C. Wash

STATE OF TEXAS       §  
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COUNTY OF Howard §

This instrument was acknowledged before me on the 17 day of January, 2023, by Brodie C. Wash.



  
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Notary Public, State of Texas

9087.59  
Notice of Substitute Trustee's Sale(1354166.1)

After recording, return to:

Doug R. Brooking  
Sprouse Shrader Smith PLLC  
P.O. Box 15008  
Amarillo, Texas 79105