

## **NOTICE OF 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:** December 8, 2025

**Deed of Trust:**

**Date:** August 15, 2014  
**Grantor:** Bruce Hitt  
**Beneficiary:** Citizens State Bank  
**Trustee:** W. Dean Feathers  
**Recorded in:** Deed of Trust recorded in Instrument No. 20140031687, Official Public Records of Irion County, Texas; modified and extended by instrument dated May 7, 2015, recorded under Instrument No. 20150032600, Official Public Records of Irion County, Texas; further modified and extended in instrument dated February 1, 2016, recorded under Instrument No. 20160000203, Official Public Records of Irion County, Texas

**Property:** All of Lot Fourteen (14), Block Sixty-seven (67), Town of Mertzon, Irion County, Texas, according to the map or plat of said Town of record in the office of the County Clerk of Irion County, Texas, including any and all improvements situated thereon.

**Substitute Trustee:** Gary Carr  
329 W. Harris Avenue  
San Angelo, Tom Green County, Texas 76903

**Date and Time of Sale of Property:** January 6, 2026 at 10:00 a.m. or within three hours thereafter.

**Place of Sale of Property:** At the location designated by the Irion County Commissioners Court, on the front steps of the Irion County Court House, 209 N. Park View Street, Mertzon, Texas.

**Notice:** Because of default in performance of the obligations of the Note, Citizens State 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.

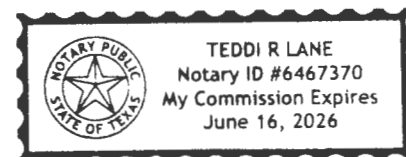
By:

Gary Carr  
Gary Carr, Substitute Trustee

STATE OF TEXAS  
COUNTY OF TOM GREEN

This instrument was acknowledged before me by GARY CARR, on the 9<sup>th</sup> day of December, 2025.

Teddi R. Lane  
Notary Public, State of Texas



FILED  
THE 9 DAY OF December, 2025  
AT O'CLOCK 11:57 AM.  
SHIRLEY GRAHAM  
COUNTY DIST. CLERK, IRION COUNTY, TX  
BY: Shirley Graham  
DEPUTY