

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: December 12, 2023

Substitute Trustee and Substitute Trustee's Address:

Stephen O. Crawford  
603 Elm St., Ste. 501  
Graham, Texas 76450

RECEIVED AND FILED  
FOR POSTING  
At 4:59 O'Clock P.M.  
DEC 19 2023  
J. KRISTENSEY Co. Clerk  
STEPHENS COUNTY, TEXAS  
By *Jacqueline Ensey*

Mortgagee and Mortgagee's Address:

Bryan Lee  
258 CR 375  
Woodson, Texas 76491

Note: Dated January 6, 2023 in the principal amount of Thirty-One Thousand and 00/100 (\$31,000.00).

Deed of Trust:

Date: January 6, 2023

Grantor: JP Investing Solution, LLC

Mortgagee: Bryan Lee

Recording Information: Volume 2233 at Page 502, Official Public Records of Stephens County, Texas.

Property: BEING all of Lot No. Fourteen (14), in Block A, Country Club Estates Addition, Phase 1 to the City of Breckenridge, Stephens County, Texas, as shown by map or plat in Cabinet 1, Slide 88-A, Plat Records of Stephens County, Texas.

County: Stephens County, Texas

Date of Sale: February 6, 2024

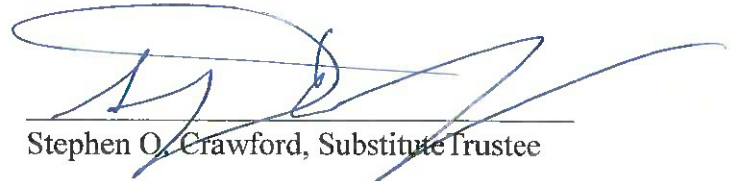
Time of Sale: 10:00 a.m.

Place of Sale: At the front door of the Stephens County, Courthouse, 200 W. Walker St., Breckenridge, Texas 76424.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATE. IF YOU 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.

Notice is given that on the Date of Sale, 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 PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of recession contained in section 51.016 of the Texas Property Code.

Signed on December 18, 2023.



Stephen O. Crawford, Substitute Trustee