

Notice of Substitute Trustee's Sale

Date: May 9, 2025

Substitute Trustee:

Mark A. Marshall

Substitute Trustee's Address:

WAGSTAFF LLP
290 Cedar
Abilene, TX 79601

Lender: Frank D. King, assignee of MK Gas, Ltd.

Note: Note dated December 15, 2016, in the original amount of \$85,000.00, together with any amendments thereto.

Deed of Trust (including all amendments): a Deed of Trust in favor of John F. Olson, as Trustee for the benefit of the Beneficiary, dated as of December 15, 2016 (the "Deed of Trust"), which First Lien Deed of Trust was recorded on December 21, 2016, under Clerk's File No. 52436, and recorded in Volume 82, Page 339, in the Official Public Records of Kimble County, Texas.

Original Date: December 15, 2016

Grantor: Junction Fuels, LLC

Original Lender: MK Gas, Ltd., a Texas limited partnership

Recording information: Deed of Trust was recorded on December 21, 2016, under Clerk's File No. 52436, and recorded in Volume 82, Page 339, in the Official Public Records of Kimble County, Texas.

Property: The Property consists of the land, together with all improvements located thereon being 1.77 acres of land, more or less, a part of Tract II adjacent to the Western Addition to the Town of Junction, Kimble County, Texas, as said Tract II is shown on the plat of the Western Addition and Adjoining Tracts recorded in Volume A, Page 546, of the Deed Records of Kimble County, Texas. The said 1.77 acre tract also being the same lands described in a Deed from Dasher, Inc. to MK Gas, Ltd. dated August 31, 2005 and recorded in Volume 163, Page 115, of the Deeds Records of Kimble County, Texas. The said 1.77 acre tract being more particularly described by metes and bounds in the attached **Exhibit A** incorporated herein for all purposes.

Any capitalized terms used herein shall be defined as set forth in the Deed of Trust and any subsequent Amendments.

County: Kimble

Date of Sale (first Tuesday of month): June 3, 2025

Time of Sale: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Filed May 12, 2025
at 3:23 o'clock P.M.
Karen E. Page, County Clerk, Kimble County, Texas

The sale will be completed by no later than 4:00 p.m.

Place of Sale: The steps of the west entrance of the Kimble County Courthouse and adjacent foyer, 501 Main Street, Junction, Texas, or as designated by the Kimble County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

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.

Mark A. Marshall is Substitute Trustee under the Deed of Trust. 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", without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The sale will begin at the Time of Sale or not later than three hours thereafter.

If Frank D. King, assignee of MK Gas, Ltd., passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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



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EXHIBIT A

The Property

Being 1.77 acres of land, a part of Tract II adjacent to the Western Addition to the Town of Junction, Kimble County, Texas, as the said Tract II is shown on the plat of the Western Addition and Adjoining Tracts recorded in Volume A, Page 546, of the Deed Records of Kimble County, Texas. The said 1.77 acre tract also being the same lands described in a Deed from Dasher, Inc. to MK Gas, Ltd. dated 31 August 2005 and recorded in Volume 163, page 115, of the Deed Records of Kimble County, Texas. The said 1.77 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 3 ½" galvanized pipe post 18" tall, in the east right of way line of North Main Street/U.S. Highway 377 and at a tee intersection in concrete curbing, for the northwest corner of this tract and the southwest corner of the tract described in a Deed from Mrs. Betty Henderson, et al, to the State of Texas (Highway Commission) dated 17 August 1939 and recorded in Volume 44, Page 525, of the Deed Records of Kimble County, Texas, from which the present northwest corner of Tract 6 of the Northwestern

Addition to the Town of Junction, also in the east right of way line of North Main Street/U.S. Highway 377, bears S 00° 06' 01" W a distance of 1320.0 feet;

Thence N 89° 32' E with the south line of the said State of Texas tract and with the presently existing fence a distance of 446.70 feet to its southeast corner and the northeast corner of this tract at the east base of a 4" steel pipe corner fence post and in the west line of the tract described in a Deed from Jordan L. Cunningham, et ux, to the Texas Highway Department dated 17 July 1954 and recorded in Volume 65, page 415, of the Deed Records of Kimble County, Texas;

Thence S 00° 28' E with the west line of the said Highway Department tract and with the existing fence, at 153.0 feet end fence on line, at 155.0 feet end the Highway Department tract and continue with the east line of the said 1.77 acre tract, in all a distance of 207.50 feet to the southeast corner of this tract from which a 3" steel pipe post at a tee fence bears S 29° 44' W a distance of 8.35 feet;

Thence S 89° 32' W, with the most southerly south line of this tract and crossing the existing fence, a distance of 150.00 feet to the most southerly southwest corner of this tract from which the corner fence post in the existing fence bears N 57° E a distance of 0.64 of one foot;

Thence N 00° 28' W, recrossing the existing fence, a distance of 52.50 feet to a reentrant southwest corner of this tract from which the corner fence post in the existing fence bears N 68° W a distance of 1.4 feet;

Thence S 89° 32' W with the south line of this tract, along but on the south side of two separate pieces of fence, a distance of 296.70 feet to the southwest corner of this tract in the east right of way line of North Main Street/U. S. Highway 377 from which the base of a 4 ½" pipe in concrete bears S 10° 50' E a distance of 2.32 feet and the most easterly of two concrete highway right of way markers bears S 00° 28' E a distance of 318.4 feet;

Thence N 00° 28' W with said right of way line a distance of 155.00 feet to the Point of Beginning and containing 1.77 acres of land.