

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
AT 1:58 P M  
DEC 27 2021

Jane Jones, County Clerk  
DELTA COUNTY, TEXAS

**DATE:** December 21, 2021

**DEED OF TRUST:**

**Date:** December 29, 2017

**Grantor:** Gaylon Maddox

**Grantor's County:** Delta County

**Beneficiary:** WJJ Properties, LP

**Trustee:** Edgar J. Garrett, Jr.

**Recording Information:** Recorded in Volume 358, Page 440 of the Real Property Records of Delta County, Texas

**Property:** COOPER DEVELOPMENT #2, LOT 14, ACRES 0.2651

**NOTE :**

**Date:** December 29, 2017

**Amount:** \$52,374.67

**Debtor:** Gaylon Maddox

**Holder:** WJJ Properties, LP

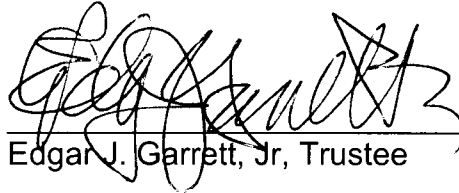
**DATE OF SALE OF PROPERTY:** February 1, 2022

**EARLIEST TIME OF SALE PROPERTY:** The sale of the Property 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 take place is 12:00 p.m., and the sale will begin within three hours thereafter.

**PLACE OF SALE PROPERTY:** East Steps, Delta County Courthouse, 200 W Dallas Ave, Cooper, Texas 75432

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., 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 sale will begin at the earliest time stated above or within three hours after that time.

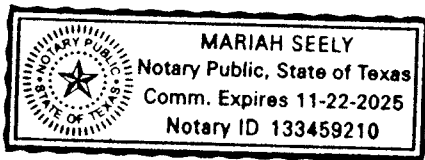
Witness my hand on December 21, 2021.

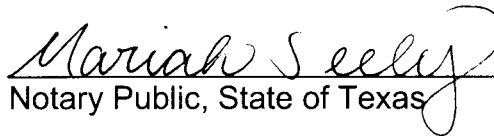
  
Edgar J. Garrett, Jr, Trustee

STATE OF TEXAS       §  
COUNTY OF HUNT     §

**BEFORE ME**, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE**, on this the 21<sup>st</sup> day of December, 2021.



  
Notary Public, State of Texas