

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS by a certain Deed of Trust dated September 15, 2022, ("Deed of Trust"), Philemon Kikwai, as Grantor, conveyed to Gary H. Shahan, as Trustee, certain real property located in Jones County, Texas, as security for a Wraparound Promissory Note, ("Note") and being legally described as follows:

Lot 39, Plainview Estates, a subdivision of the J McGrew Survey No. 245, as shown in Slide 391, Plat Records, Jones County, Texas.

WHEREAS said Deed of Trust is recorded as Instrument Number 222933 in the Official Public Records of Jones County, Texas, reference to said Deed of Trust being hereby made for all purposes.

WHEREAS the Deed of Trust was given to secure the indebtedness described therein.

WHEREAS TXOK Investments, LLC, as the owner and holder of the Note described in the Deed of Trust and the current beneficiary of said Deed of Trust, has appointed Forrest McCray as Substitute Trustee in the place of the original Trustee.

WHEREAS default has occurred under the terms of the Deed of Trust, and the indebtedness secured thereby and evidenced therein is now wholly due and payable, the current beneficiary of the loan has requested the Substitute Trustee to sell the real property securing the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **the 2nd day of June 2026**, between the hours of **10:00 o'clock a.m. and 1:00 o'clock p.m.**, the Substitute Trustee will

APPOINTMENT OF SUBSTITUTE TRUSTEE

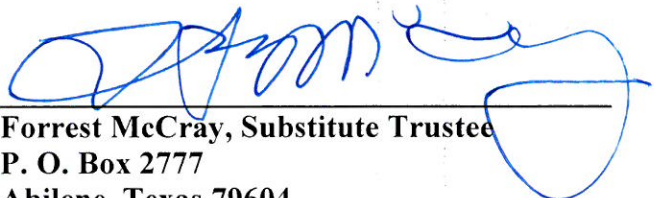
POSTED NOTICE
DATE 3-31-26 **TIME** 11:38 Am
Dee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY. _____

sell the Property by Public Auction to the highest bidder for cash or cash equivalent, at the following place:

The sale shall take place in the area of the Jones County Courthouse, in Anson, Texas, designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Substitute Trustee's Sale was posted.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE. EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED.

SIGNED this 31st day of March 2026.



Forrest McCray, Substitute Trustee
P. O. Box 2777
Abilene, Texas 79604
Tel. (325) 673-2933