

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 29, 2026

DEED OF TRUST:

Date: February 17, 2025

Grantor: Johnny Conway and wife, Wendi Conway

Grantor's County: Comanche

Beneficiary: Niki G. Easley

Trustee: James H. Dudley

FILED
AT 3:58 O'CLOCK P M

JUN 29 2026

Niki G. Easley
Clerk, County Court Comanche Co., Texas

Recording Information:

Deed of Trust recorded in Volume 536, Page 35, Deed of Trust Records of Comanche County, Texas.

Property:

TRACT ONE:

A tract of land being out of and a part of Lot 19, G.W.S. Gage's Addition to the City of Comanche, Comanche County, Texas, according to the plat or map thereof recorded in Volume 86, Page 228, Deed Records, Comanche County, Texas, being those same tracts of land described in deeds to Michael Melot, et ux, recorded in Volume 662, Page 216, and Volume 759, Page 200, Deed Records, Comanche County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar rod set with survey cap stamped RPLS 6224 for a common corner between said Lot 19 and Lot 18, of said G.W.S. Gage's Addition, same being a common corner between said Melot tract and the remaining portion of a tract of land described in a deed to G.W.S. Gage recorded in Volume 70, Page 43, of said Deed Records, for the Northwest corner of this described tract, said point being located in the South line of Central Ave.;

THENCE N 89°01' 27" E along the common line between said Lot 19 and Central Ave., same being the North of said Melot tracts, for the North line of this described tract, passing a 5/8" rebar rod (control monument) found for a common corner between said Melot tracts at a distance of 66.93 feet, continuing a total distance of 136.86 feet to a 5/8" rebar rod (control monument) found for a common corner between said Melot tract and a tract of land described in a deed to Kinley G. Sorrells, et ux, recorded in Volume 937, Page 161, of said Deed Records, for the Northeast corner of this described tract;

THENCE S 00° 58' 51" E along the common line between said Melot tract and Sorrells tract, a distance of 139.91 feet to a ¾ rebar rod (control monument) found for a common corner between said Melot tract and Sorrells tract, for an angle corner of this described tract, said point being located in the North line of a tract of land described in a deed to Dorothy Faye Kelly, et al recorded in Volume 440, Page 326, of said Deed Records;

THENCE S 89° 05' 27" W along the common line between said Melot tract and Kelly tract, a distance of 70.14 feet to a 5/8" rebar rod (control monument) found for a common corner between said Melot tract and Kelly tract, for an angle corner of this described tract;

THENCE S 00° 53' 39" E along the common line between said Melot tract and Kelly tract, distance of 104.22 feet to a ½" rebar rod set with survey cap stamped RPLS 6224 for a common corner between said Melot tract and Kelly tract, for the Southeast corner of this described tract, said point being located in the common line between said Lot 19 and Oak;

THENCE S 88° 32' 15" W along the common line between said Lot 19 and Oak, same being the South line of said Melot tract, a distance of 66.93 feet to a ½" rebar rod set with survey cap stamped RPLS 6224 for a common corner between said Lot 19 and Lot 18, same being a common corner between said Melot tract and previously mentioned Gage tract, for the Southeast corner of this described tract, from which a 3/8" rebar rod (control monument) found leaning bears S 88° 32' 15" W, a distance of 195.93 and a 100D nail (control monument) found for the Southeast corner of a tract of land described as Tract II in a deed to Pate's Hardware, Inc., recorded in Volume 801, Page 523, of said Deed Records bears S 88° 32' 15" W, a distance of 21.40 feet;

THENCE N 00° 53' 39" W along the common line between said Lot 19 and Lot 18, same being the common line between said Melot tract and Gage tract, for the West line of this described tract, a distance of 244.62 feet to the place of beginning.

TRACT TWO:

Field notes of a survey of a 0.12 acre tract of land being out of and a part of Lot 18, G.W.S. Gage's Addition to the City of Comanche, Comanche County, Texas, according to the plat or map thereof recorded in Volume 86, Page 228, Deed Records of Comanche County, Texas, being the remaining portion of a tract of land described in a deed to G.W.S. Gage recorded in Volume 70, Page 43, Deed Records, Comanche County, Texas, said 0.12 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar rod set with survey cap stamped RPLS 6224 for a common corner between said Lot 18 and Lot 19, of said G.W.S. Gage's Addition, said being a common corner between said Gage tract and a tract of land described in a deed to Michael Melot, et ux, recorded in Volume 662, Page 216, of said Deed Records, for the Northeast corner of this described tract, said point being located in the South line of Central Ave.;

THENCE S 00° 53' 39" E along the common line between said Lot 18 and Lot 19, same being the common line between said Gage tract and Melot tract, for the East line of this described tract, a distance of 244.62 feet to a ½" rebar rod set with survey cap stamped RPLS 6224 for a common corner between said Lot 18 and Lot 19, same being a common corner between said Gage tract and Melot tract, for the Southeast corner of this described tract, said point being located in the North line of Oak;

THENCE S 88° 32' 15" W along the common line between said Lot 18 and Oak, same being the South line of said Gage tract, for the South line of this described tract, a distance of 21.40 feet to a 100d nail (control monument) found for a common corner between said Gage tract and a tract of land described as Tract II in a deed to Pate's Hardware, Inc. recorded in Volume 801, Page 523, of said Deed Records, for this Southwest corner of this described tract, from which a 3/8" rebar rod (control monument) found leaning bears S 88° 32' 15" W, a distance of 174.53 feet;

THENCE 00° 53' 39" W along the common line between said Gage tract and Pate's Hardware, Inc. tract, same being the West line of this described tract, a distance of 244.80 feet to a ½" rebar rod set with survey cap stamped RPLS 6224 for a common corner between said Gage tract and Pate's Hardware, Inc. tract, same being the Northwest corner of this described tract, said point being located in the common line between said Lot 18 and Central Ave.;

THENCE N 89° 01' 27" E along the common line between said Lot 18 and Central Ave., same being the North line of said Gage tract, for the North line of this described tract, a distance of 21.40 feet to the place of beginning and containing 0.12 acres of land.

The above two tracts being the same land and premises described in a Special Warranty Deed dated August 10, 2016, from Michael Lee Melot to Niki Easley Melot, recorded in Volume 1011, Page 195, Deed Records of Comanche County, Texas, to which record reference is here made for all purposes.

NOTE:

Date: February 17, 2025

Amount: \$625,000.00

Debtor: Johnny Conway and wife, Wendi Conway

Holder: Niki G. Easley

DATE OF SALE OF PROPERTY: (First Tuesday of Month)

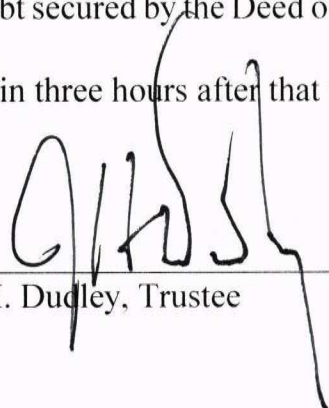
August 4, 2026

EARLIEST TIME OF SALE OF PROPERTY: between the hours of 11:00 o'clock A.M.
and 2:00 o'clock P.M.

PLACE OF SALE OF PROPERTY:

At the West Door of the Comanche County Courthouse Annex at 204 E. Oak St., Comanche,
Comanche County, Texas, as designated by the County Commissioners Court.

Because of default in performance of the obligations of the Deed of Trust,
James H. Dudley, 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.



James H. Dudley, Trustee

FILED
AT 3:58 O'CLOCK P M

JUN 29 2026


Clerk, County Court Comanche Co., Texas