

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: March 19, 2025

**FILED**  
**AT 11:15 O'CLOCK PM**

**DEED OF TRUST:**

**MAR 20 2025**

Date: July 9, 2024

Grantor: CHRISTY FRAKES

Grantor's County: COMANCHE

Beneficiary: LAKESIDE ON THE COLORADO, LTD.

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, BARBARA DAVIS, LOUIS STARZEL, ED HENDERSON and MARCIA ELLING

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Volume 529, Page 206, Deed of Trust Records, Document No. 1984,  
Official Public Records, Comanche County, Texas.

**PROPERTY:**

Being 10.33 acres, more or less, and being called Tract 13, in Comanche County, Texas, and being more particularly described in Deed of Trust recorded in Volume 529, Page 206, Deed of Trust Records of Comanche County, Texas, and Document No. 1984, Official Public Records of Comanche County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** July 9, 2024

**Original Principal Amount:** \$86,850.00

**Holder:** LAKESIDE ON THE COLORADO, LTD.

*Ruby Leedy*  
Clerk, County Court Comanche Co., Texas

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 6th day of May, 2025.

**PLACE OF SALE OF PROPERTY:**

County Courthouse of Comanche County, Comanche, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute 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.

**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 services to the sender of this notice immediately.**



JIM MILLS, SUSAN MILLS, ANDREW  
MILLS-MIDDLEBROOK, BARBARA  
DAVIS, LOUIS STARZEL, ED  
HENDERSON and MARCIA ELLING  
2499 S. Capital of Texas Hwy., Ste A-205  
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