

July 6, 2021

002147

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RUNNELS County

Deed of Trust Dated: July 11, 2016

Amount: \$93,750.00

Grantor(s): DALE COVINGTON and SHARON COVINGTON

Original Mortgagee: NATIONS RELIABLE LENDING, LLC

Current Mortgagee: COMMUNITY LOAN SERVICING, LLC

Mortgagee Address: COMMUNITY LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 161424 and re-recorded Correction Affidavit filed 05.17.2021 under File No. 210787

Legal Description: BEING ALL OF LOT NO. THREE (3) AND LOT NO. FOUR (4) OF BLOCK EIGHTEEN (18) OF THE DALE WEST ADDITION TO THE CITY OF WINTERS, RUNNELS COUNTY, TEXAS AS SAME APPEARS ON THE MAP OR PLAT OF SAID ADDITION OF RECORD IN THE COUNTY CLERK'S OFFICE OF RUNNELS COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

WHEREAS DALE COVINGTON is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on September 21, 2020 under Cause No. 16,233 in the 119th Judicial District Court of RUNNELS County, Texas

Date of Sale: July 6, 2021 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the RUNNELS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TERRY BROWDER OR MARSHA MONROE, LAURA BROWDER, JONATHAN SCHENDEL, RAMIRO CUEVAS, PATRICK ZWIERS OR KRISTIE ALVAREZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 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.

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.

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2020-002324

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

POSTED June 3, 2021
At 1:03 o'clock P M
Julia Miller
County Clerk, Runnels County, Texas
By [Signature] Deputy