

February 1, 2022

002153

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 RSTATE 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 IMMEDIATELY.

NOTICE OF FORECLOSURE SALE

Date: January 10, 2022

Property to be sold, commonly known as 210 Park Lane, Winters, Texas, and further being described as follows:

Lot 5, Block 1, Parkview Subdivision, The City of Winters, Runnels County, Texas and further known as 210 Park Lane, Winters, Texas.

**The Deed of Trust to Secure Assumption to be foreclosed upon**

Recorded in Real Property Records of Runnels County, Texas Dated September 17, 2021 Under Volume & Page Volume 512, Page 500, # 220016

**The Sale is Scheduled to be held:**

**Place** Outside front door of the Courthouse, including the front landing and steps of the Courthouse which faces U.S. Highway 67, also known as Hutchings Avenue or, if the preceding area is no longer the designated area most recently designated by the County Commission's Court,  
**Date** February 1, 2022  
**Time** 1:00 p.m. – 4:00 p.m.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust to Secure Assumption, the Seller/Beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the Texas Property Code, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust to Secure Assumption.

**Obligation Secured:** The Deed of Trust to Secure Assumption executed by Allison Brooke Sanchez, provided that it secures the payment of the indebtedness in the original principal sum amount of \$55,000.00, and obligations therein described including but limited to (a) the original promissory note; and (b) original deed of trust; (c) all renewals and extensions of the note. Jordan Anthony Sanchez is the Seller/Beneficiary/Current Beneficiary of the deed of trust to secure assumption and Beesley & Albert, PLLC, is mortgage servicer. A servicing agreement between the Seller/Beneficiary/Current Beneficiary of the Deed of Trust to Secure Assumption, whose address is 705 W. Dale Street, Winters, Texas 79567, and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**Substitute Trustee(s) Appointed to Conduct Sale:** In accordance with Texas Property Code § 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Liz W. Albert or Stormy Gale Vaughn, of the Law Offices of Beesley & Albert, P.L.L.C., whose address is 610 S. Abe Street, Suite A, San Angelo, Texas 76903, Substitute Trustee to act under and by virtue of said Deed of Trust to Secure Assumption.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF FORECLOSURE SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT FOR THE MORTGAGEE OR MORTGAGE SERVICER.**

*Stormy G. Vaughn*

LIZ W. ALBERT or STORMY G. VAUGHN, Substitute Trustee  
Law Offices of Beesley & Albert, P.L.L.C.  
610 South Abe Street, Suite A  
San Angelo, Texas 76903

POSTED January 10, 2022  
At 2:24 o'clock P.M.  
Elesa Ocker  
County Clerk, Runnels County, Texas  
By [Signature] Deputy