

May 4, 2021

002145

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF RUNNELS §

WHEREAS, by Deed of Trust (hereinafter referred to as the "Deed of Trust"), dated February 20, 2020, conveyed to Russell High, Trustee, for the benefit of Lynda High, the certain real property situated in Runnels County, Texas, being more particularly described as follows:

ALL OF LOT SIX (6), BLOCK SIX (6), IN THE PARK HEIGHTS ADDITION TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, INCLUDING IMPROVEMENTS

(hereinafter referred to as the "Property") to secure the payment of one certain Real Estate Lien Note (hereinafter referred to as the "Real Estate Lien Note") therein described, of even date therewith and payable to the order of Lynda High, which said Deed of Trust is recorded in the Official Public Records of Runnels County, Texas, reference to which said Real Estate Lien Note and Deed of Trust and the recording thereof is hereby made for all purposes; and,

WHEREAS, Notice of Default was forwarded and sent to Akeem Newton, Debtor/Maker, on March 10, 2021, by USPS Certified Mail to require that delinquent installment payments and delinquent ad valorem taxes be cured within the time allowed therefor; and,

WHEREAS, the holder of the Note and Deed of Trust has appointed Russell High, as Trustee, in the Deed of Trust and he remains in such capacity..

WHEREAS, the Real Estate Lien Note remained in default as of April 5, 2021, due to failure to cure the existing default under the Note; the owner and holder of the Real Estate Lien Note requested that Russell High, Trustee, notify Akeem Newton, Debtor/Maker, that the balance of the Note, including outstanding principle and accrued interest, is accelerated and is now fully due and payable and that the Property will be sold at foreclosure sale if Akeem Newton failed to pay off the accelerated matured indebtedness prior to the date of the Trustee Sale; and,

WHEREAS, such default has not been cured as of the date of the posting of this Notice of Trustee's Sale, and the indebtedness evidenced therein is now wholly due and payable; and,

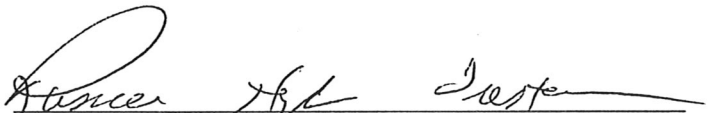
WHEREAS, Lynda High, the beneficiary named in said Deed of Trust and the owner and holder of said lien and the Indebtedness secured thereby, has requested the undersigned to sell said Property at Public Auction to satisfy the Indebtedness.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of May, 2021, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property, at public auction for cash to the highest bidder, in the lobby area of the Runnels County Courthouse, Ballinger, Texas. The lobby area on the first floor has been designated by the Commissioner's Court for foreclosure sales. Said sale will begin at 10:00 a.m. and will take place no later than three (3) hours after that time.

POSTED April 7, 2021
At 10:52 o'clock A M
Julia Miller
County Clerk, Runnels County, Texas
By Nancy Adams Deputy

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OF ANY WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER LYNDA HIGH NOR TRUSTEE MAKE 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 THE ABOVE WHICH ARE EXPRESSLY WAIVED BY THE PURCHASER.

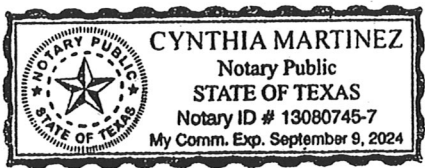
WITNESS MY HAND on this 5th day of April, 2021.


RUSSELL HIGH, Trustee /

STATE OF TEXAS §
 §
COUNTY OF NOLAN §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Russell High, in his capacity as Trustee, known to me to be the person whose name is subscribed to the Notice of Trustee's Sale set out above. Said Russell High acknowledged to me that he executed and is duly authorized to execute the Notice of Trustee's Sale set out above for the purposes and consideration expressed in the Notice of Trustee's Sale as well as in the capacity set forth herein.

GIVEN under my hand and seal of office on this 5th day of April, 2021.




NOTARY PUBLIC, STATE OF TEXAS