

October 1, 2019

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

002122

**Deed of Trust Date:**  
12/14/2012

**Grantor(s)/Mortgagor(s):**  
LINDA TALIAFERRO AND ROBERT KEITH  
TALIAFERRO WIFE AND HUSBAND

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR PRIMELENDING, A PLAINSCAPTIAL  
COMPANY, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
M&T Bank

**Recorded in:**  
**Volume:** 372  
**Page:** 368  
**Instrument No:** 2676

**Property County:**  
RUNNELS

**Mortgage Servicer:**  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

**Legal Description:** BEING ALL OF LOT NO. THREE (3) IN BLOCK NO. 114 OF THE FIRST RAILROAD ADDITION TO THE CITY OF BALLINGER, IN RUNNELS COUNTY, TEXAS, AS SAME APPEARS ON THE MAP OF THE PLAN OF SAID ADDITION NOW OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF RUNNELS COUNTY, TEXAS, TO WHICH MAP AND THE RECORD THEREOF REFERENCE IS HERE MADE; AND BEING THE SAME PROPERTY DESCRIBED IN THE DEED FROM C.C. DAVIS, ET UX TO D. B. CROCKETT DATED JANUARY 19, 1943, RECORDED IN VOLUME 189, PAGE 583, DEED RECORDS OF RUNNELS COUNTY, TEXAS.

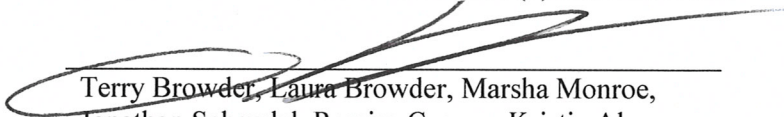
**Date of Sale:** 10/1/2019

**Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** Runnels County Courthouse, 613 Hutchings Avenue, Ballinger, TX 76821 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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 immediately.

  
Terry Browder, Laura Browder, Marsha Monroe,  
Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez,  
Patrick Zwiers, Laura Browder or Marsha Monroe  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-19-73445-POS  
**Loan Type:** FHA

POSTED July 30, 2019  
At 9:05 o'clock A M  
Julia Miller  
County Clerk, Runnels County, Texas  
By Ramiro Cuevas Deputy