April 5, 2022   **002155**

Notice of Trustee's Sale

Date: March 2, 2022

Substitute Trustee: Kenneth H. Slimp

Trustee's Address: P. O. Box 157, Winters, Tx 79567

Mortgagee: Jimmie McCord Estate

Note: Note dated April 26, 2019 in the principal amount of $60,000.00

Deed of Trust

> **Date:**   April 26, 2019
>
> **Grantor:**   Monica Elizabeth Calderon Rangel
>
> **Mortgagee:**   Jimmie McCord
>
> **Recording information:** Volume 470, Page 683, Official Public Records, Runnels County, Texas
>
> **Property:**   10.1 acres out of the A. Jett Survey 530-4/8, Abstract 322, as described in Deed of Trust dated April 26,2019, recorded in Vol. 470, Page 683, Official Public Records, Runnels County, Texas, and Note in the sum of $60,000.00 dated April 26, 2019

County: Runnels

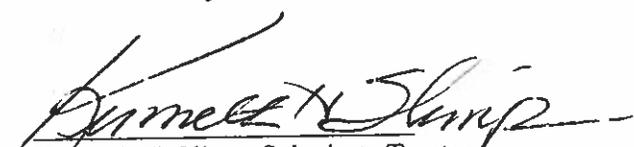**Date of Sale (first Tuesday of month):**   April 5,, 2022

Time of Sale: 10:00 A.M.

Place of Sale: Runnels County Courthouse, front steps facing Hutchings Avenue

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 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.

Kenneth H. Slimp is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three (3) hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Kenneth H. Slimp, Substitute Trustee