

March 5, 2024

Notice of Trustee's Sale

002179

Date: January 17, 2024
Trustee: Kenneth H. Slimp
Trustee's Address: P.O. Box 157, Winters, Texas 79567
Mortgagee: Sarah L. Graham

Note: Note dated December 27, 2018 in the principal amount of \$63,000.00

Deed of Trust

Date: December 27, 2018
Grantor: Peter Ochoa, a single person and Erika Woods, a single person
Mortgagee: Sarah L. Graham
Recording information: Volume 465, Page 620, Official Public Records, Runnels County, Texas
Property: See Exhibit A attached hereto and incorporated herein for all purposes.

Date of Sale (first Tuesday of month): March 5, 2024

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 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 IMMEDIATELY.

Kenneth H. Slimp is Trustee under the Deed of Trust. Mortgagee has instructed 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 hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

POSTED January 23, 2024
At 10:00 o'clock A.M.
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Cecelia [Signature] Deputy

[Signature of Kenneth H. Slimp]
Kenneth H. Slimp, Trustee

Exhibit A

A. 1/3 acre of land, more or less, out of D. Floyd Sy. No. 518 Abst. No. 193 described as follows:  
Beginning at stake in the East Boundary Line of said Survey No. 518 181-2/5 yrs North of the original S.E. Corner of said Survey;  
THENCE West 118 feet stake for S.W. Corner of this tract;  
THENCE North 75 feet to N.W. Corner of this tract;  
THENCE East 118 feet to the East Boundary Line of said D. Floyd Sy. No. 518 stake for the N.E. Corner of this tract;  
Thence South 75 feet to the place of beginning; and being the same land described in Deed from Martel Ford et ux to William Jeff Hargrove dated July 5th 1945 Recorded in Deed Records Vol. 196 page 420 Runnels County, Texas.

B. Being 55 ft. by 118 ft. out of the D. Floyd Survey No. 518, Abst. #193, and being off the North side of a 118 ft. by 130 ft. tract conveyed by O. M. Humphreys to E. A. Sheppard by Deed dated Jan. 16, 1922, recorded in Vol. 116, Page 99, Deed Records of Runnels County, Texas; said 55 ft. by 118 ft. tract being described by metes and bounds as follows:

BEGINNING at a point in the East boundary line of said survey, 75 feet North of the Southeast corner of said tract sold by O. M. Humphreys to E. A. Shepperd;

THENCE North 55 ft. to the N. E. corner of said Humphreys tract;

THENCE West 118 ft. to the N. W. corner of said Humphreys tract;

THENCE South 55 ft. for corner;

THENCE East 118 ft. to the place of beginning; subject to rights of State of Texas in any part of said land which is within boundaries of U.S. Highway #83