

April 2, 2024

002184

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Terry Browder, Laura Browder, Jamie Osborne
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX14000007-23-1

APN R000010264

TO No FIN-23007296

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 24, 2012, ANGELICA LUNA as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of FRANCISCO VALENTIN, JR. as Trustee, UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$67,500.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on July 27, 2012 as Document No. 1624 in Book 366, on Page 402 in Runnels County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000010264

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Terry Browder, Laura Browder, Jamie Osborne or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

POSTED March 7 2024
At 8:15 o'clock A M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Cecilia Du Deputy

TS No TX14000007-23-1

APN R000010264

TO No FIN-23007296

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 2, 2024 at 10:00 AM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Runnels County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: 613 Hutchings Avenue, Ballinger TX 76821; On the front landing and steps of the Runnels County Courthouse, facing Highway 67, also known as Hutchings Avenue or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and United States Department of Agriculture's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and United States Department of Agriculture's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 7 day of March, 2024

By:  Laura Browder, Jamie Osborne
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.

LEGAL DESCRIPTION

QF Number: 120616R

Legal description of the land:

BEING known as and described as all of Lots Nos. Six (6) and Seven (7) in Block No. Twenty Two (22) of the WILKE THIRD ADDITION to the City of Bullinger, 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 and the record in the office of the County Clerk of Runnels County, Texas, to which map and the record thereof reference is here made.

SAVE AND EXCEPT all that contain 70 ft. by 120 ft. lot, tract or parcel of land lying and situated in the County of Runnels and State of Texas, out of said Lots Nos. Six (6) and Seven (7) as said lots and block appear of record on the map now of record in the office of the County Clerk of Runnels County, Texas, which said 70 ft. by 120 ft. is described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Lot No. 6 at the Intersection of the Easterly line of Largest with the Southerly line of the alley in said Block;

THENCE South 00° East with the line of said alley and with the Northerly line of said Lots, 120 feet to the Northwest corner of said Lot No. 7;

THENCE South 50° West with the line between Lots Nos. 7 & 6 a distance of 70 feet;

THENCE North 60° West parallel with the Southerly line of said alley and with the Northerly line of Elm Street through the center of said lots, 120 feet to the center of the Westerly line of Lot No. 6 to the Easterly line of Largest Street;

THENCE North 30° East 70 feet to the PLACE OF BEGINNING.

