

April

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

**DATE:** March 8, 2021

**DEED OF TRUST:**

**DATE:** November 8, 2019

Filed for Record in:  
Robertson County  
On: Mar 08, 2021 at 02:19P  
By: Maxine Lattimore

**GRANTOR:** Michael Moreno

**GRANTOR'S ADDRESS:** 705 East Dallas Street                      310 Hunt Street  
Mansfield, Texas 76063    Bremond, Texas 76629  
(Tarrant County)    (Robertson County)

**BENEFICIARY:** Bryan F. Russ III, Trustee for the benefit of Carolyn Ann Jadowski,  
Bennie Raymond Chmiel and Albin Bernard Chmiel

**ORIGINAL TRUSTEE:** James H. McCullough

**RECORDING INFORMATION:** Volume 1390, Page 684, Official Public Records,  
Robertson County, Texas

**PROPERTY:** BEING all of Lots Two (2) and Three (3), in Block One Hundred Ten (110),  
in the Town of Bremond, Robertson County, Texas, as shown by the map of said town of  
record in Volume 40, Page 178 of the Deed Records of Robertson County, Texas; and being  
the same property described in a Warranty Deed with Vendor's Lien dated November 8,  
2019 from Carolyn Ann Jadowski, et al. to Michael Moreno recorded in Volume 1390, Page  
679 of the Official Public Records of Robertson County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**DATE:** November 8, 2019

I, undersigned, County Clerk, do hereby certify that  
the above notice was duly posted on 8 day of  
March, 2021 at 2:25 am/pm  
Stephanie M. Sanders, Robertson County Clerk  
by: Maxine Lattimore

**ORIGINAL AMOUNT:** Fifty Thousand Dollars (\$50,000.00)

**BORROWER:** Michael Moreno

**HOLDER:** Bryan F. Russ III, Trustee for the benefit of Carolyn Ann Jadowski, Bennie Raymond Chmiel and Albin Bernard Chmiel

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

**DATE:** December 21, 2020

**SUBSTITUTE TRUSTEE:** Bryan F. Russ III or Molly A. Hedrick

**RECORDING INFORMATION:** Recorded in Volume 1428, Page 567 of the Official Public Records of Robertson County, Texas

**DATE OF SALE OF PROPERTY:** Tuesday, April 6, 2021

**EARLIEST TIME OF SALE OF PROPERTY:** 1:00 p.m. (The sale shall be completed no later than 4:00 p.m.)

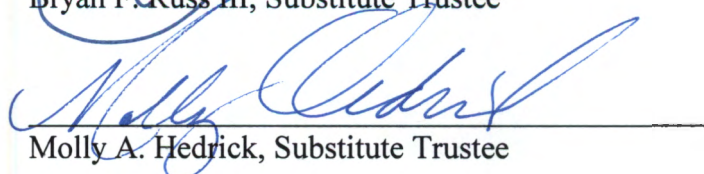
**PLACE OF SALE OF PROPERTY:** At the North door on the first floor of the Robertson County Courthouse Annex in Franklin, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III  
Palmos, Russ, McCullough & Russ, L.L.P.  
307 North Center Street • P.O. Box 1288  
Franklin, Texas 77856  
Telephone: (979) 828-3663  
Facsimile: (979) 828-3803

  
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Bryan F. Russ III, Substitute Trustee

  
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Molly A. Hedrick, Substitute Trustee