

RECORDING REQUESTED BY:

Filed for Record in:
Robertson County
On: Oct 10, 2024 at 12:09P
By: Yesenia Hamby

WHEN RECORDED MAIL TO:

Pete Florez, Zachary Florez, Orlando Rosas, Florence
Rosas, Enrique Florez
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX14000187-24-1

APN 11640 / 025000-000961

TO No FIN-24008816

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 21, 1996, WILLIE M JONES as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of L. GEORGE ELLIS as Trustee, UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, 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 \$49,900.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on February 21, 1996 as Document No. 960720 in Book 647, on Page 550 in Robertson 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 11640 / 025000-000961

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 Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez 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.

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 10 day of
October, 2024 at 12:10 pm.
Stephanie M. Sanders, Robertson County Clerk
by: Yesenia DeLeon

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 3, 2024 at 11:00 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 Robertson 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: **103 E. Morgan Street, Franklin TX 77856; At the south door of the first floor of the Robertson County Courthouse Annex 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 10th day of October, 2024

Pete 20
By: Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez
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.

EXHIBIT A

Legal Description

All that certain tract or parcel of land, being Lots 3 & 4, Block 13, in the City of Bremond, Texas, Robertson County, according to the plat recorded in Volume 1, Page 76 of the Map and Plat Records of Robertson County, Texas. And being the same property described in a deed from Felix Nobra to Harold Duane Carpenter and wife, Carmeleta F. Carpenter recorded in Volume 509, Page 562, Deed Records of Robertson County, Texas, and being more particularly described by the following metes and bounds:

COMMENCING at a found 3" steel corner post in the SouthEast Corner of Lot 1, Block 12, same being in the West right-of-way line of Main St. (also being F.M. 2954) and the North right-of-way line of Hunt St.;

THENCE N 66 degrees W 250 minutes to the centerline of the Southern Pacific Railroad, passing the Southwest corner of Lot 1, Block 12 at 150';

THENCE along centerline of Railroad N 24 degrees E 430 minutes for an angle point;

THENCE S 66 degrees E 100 minutes to the SouthWest corner of Lot 3, Block 13, a steel rod set, for the PLACE OF BEGINNING;

THENCE N 24 degrees E 100 minutes to the NorthWest corner of Lot 4, a steel rod set;

THENCE S 66 degrees E 150 minutes to the NorthEast corner of Lot 4, same being in the West right-of-way line of Main St. (also being F.M. 2954), a steel rod set;

THENCE S 24 degrees W 100 minutes along the West right-of-way line of Main St. (also being F.M. 2954) to the SouthEast corner of Lot 3, a steel rod set;

THENCE N 66 degrees W 150 minutes to the PLACE OF BEGINNING, containing 0.344 acres, more or less, as surveyed by Franklin J. Shenkir, R.P.L.S. #3559, in March, 1995.