

RECEIVED AND FILED
FOR POSTING
At 4:20 P.M. Clerk
AUG 14 2020
JACKIE FEITLEY Co. Clerk
STEPHENS COUNTY TEXAS
By Jackie Feitley

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the “Deed of Trust”), dated December 6, 2019, from Christal Andrade (“Borrower”), as Grantor to Dorothy Hayner, Trustee, filed for record in Real Property Records of Stephens County, Texas, more particularly described therein, which serves as security for a \$49,000.00 promissory note described therein (the “Note”) executed by Borrower, payable to the order of Centex Casas, LLC.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 4th, 2020 beginning at 12 o’clock pm, or not later than 3:00 o’clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Stephens County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Stephens County, Texas, which real property is described as follows:

Legal Description: **SEE ATTACHMENT “A”**

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective July 14, 2020

Property Address: **1426 Hwy 180 E, Breckenridge, Stephens County TX 76424**

Substitute Trustee, Jim Hamil

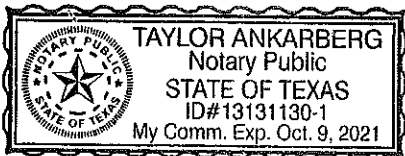
Justin Millam

Acknowledgement

STATE OF Texas)
COUNTY OF Lampasas)

This instrument was acknowledged before me on July 14, 2020 by Justin Millam for Center Casas.

NOTARY SEAL:



Taylor Ankarberg
Notary Public, the State of Texas

After Recording please send to:

Exhibit A

Property (including any improvements):

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO THE INTERESTS NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:

0.46 ACRES OF LAND, MORE OR LESS OUT OF THE SOUTHEAST PART OF TRACT 4 OF THE WALKER-CALDWELL SUBDIVISION OF THE NORTH ½ OF SECTION 11, LUMATIC ASYLUM LANDS, STEPHENS COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON PIN SET IN THE NORTH LINE OS U.S. HIGHWAY 180 FOR THE SOUTHEAST CORNER OF TRACT 4;

THENCE WEST (CALLED BEARING) WITH THE NORTH LINE OF HIGHWAY 100.23 FEET TO A 1 INCH PIPE FOUND FOR THE SOUTHWEST CORNER OF VOL 193, PAGE 330 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 0 DEGREES 14'17" W WITH THE WEST LINE OF VOL 193, PAGE 330 A DISTANCE OF 200.00 FEET TO A ½ INCH IRON PIN SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 100.23 FEET TO A ½ INCH IRON PIN SET IN THE EAST LINE OF TRACT 4 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 0 DEGREES 14'4" E WITH THE EAST LINE OF TRACT 4 A DISTANCE OF 200.00 FEET TO HE PLACE OF BEGINNING AND CONTAINING 0.46 ACRES OF LAND, MORE OR LESS.

Commonly known as: 1426 US Hwy 180 E, Breckenridge, TX 76424