

February 4, 2025

002199

404 East Ave, Ballinger, TX 76821

24-033307

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.

1. Date, Time, and Place of Sale.

Date: 02/04/2025

Time: Between 10:00AM – 1:00 PM and beginning not earlier than 10:00AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Runnels County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 6/10/2013 and recorded in the real property records of Runnels County, TX and is recorded under Clerk's File/Instrument Number 1211, Book 380, Page 39, with Linda H. Collier (grantor(s)) and United States of America acting through the Rural Housing Service or Successor agency, United States Department of Agriculture mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Linda H. Collier, securing the payment of the indebtedness in the original amount of \$40,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Secretary, United States Department of Agriculture, Rural Development is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** BEING ALL OF LOT FIVE (5) AND THE ADJACENT TEN (10') FEET OF LOT FOUR (4), BLOCK THREE (3) OF THE WILKE TERRACE ADDITION TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, AS FURTHER DESCRIBED ON THE MAP AND PLAT OF SAID ADDITION, RECORDED IN THE COUNTY CLERK'S OFFICE OF RUNNELS COUNTY, TEXAS, WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

POSTED December 30, 2024
At 8:30 o'clock A M
Jenniffer Hoffpauir
County Clerk, Runnels County, Texas
By Debbie Hill Deputy



4831550

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Dawson's Realty & Mortgages, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Secretary, United States Department of Agriculture, Rural Development
1293 Whisperwood Lane
Lawrenceville, GA 30043

SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder, Jamie Osborne OR
Kirk Schwartz, Esq. or Carson Emmons, Esq., c/o
Albertelli Law
6565 N MacArthur Blvd, Suite 470,
Irving, TX 75039

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

NOTARY PUBLIC in and for _____

COUNTY _____

My commission expires: _____

Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is Terry Browder, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12/30/24 I filed at the office of the Runnels County Clerk and caused to be posted at the Runnels County courthouse this notice of sale.

Declarant's Name: _____

Date: 12/30/24

Terry Browder