

002185

April 2nd, 2024

POSTED March 7th 2024
At 2:00 o'clock P M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Christi Langford Deputy

SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All of the South 34.9 acres of that 50.18 tract described in Volume 372, Page 683, Official Public Records of Runnels County, Texas and 50.18 acres described in two deeds, recorded in Volume 617, Page 66, Deed Records and Volume 308, Page 11, Official Public Records of Runnels County, Texas.

Part of Lot 13, and all of Lots 14 & 15, Block 1 Hoppe Addition, City of Winters, Runnels County, Texas

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 2, 2024

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: Front Landing and Steps of the Runnels County Courthouse facing Highway 67, Hutchings Avenue,

3. In the event of postponement. The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a 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. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

5. AS IS SALE. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the grantor's warranties specifically authorized by the grantor in the deed of trust. The property shall be offered "as-is" and purchasers will buy the property "at the purchaser's own risk" and "at his peril," and no representation is made concerning the quality or nature of the title to be acquired. Purchasers will receive whatever interest grantor and grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

6. Type of Sale. The sale is a nonjudicial, deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Justin Laird, Mark Deberry and Jeanene Laird to Kenneth Slimp, Trustee, recorded at Vol. 496, Page 515, Official Public Records of Runnels County, Texas.

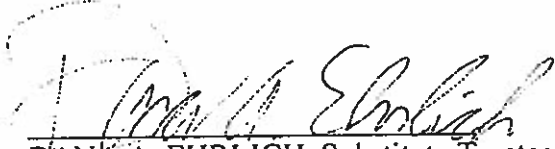
7. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$220,000, executed by Justin Laird, Mark Deberry, and payable to the order of RONNIE DAVIS D/B/A RONNIE DAVIS 401K; and (2) all renewals and extensions of the note, if any.

8. Questions. Questions concerning the sale may be directed IN WRITING to the undersigned or to the beneficiary:

Ronnie Davis dba Ronnie Davis 401k
c/o Dana A. Ehrlich
P. O. Box 1831
San Angelo, Texas 76902
Telephone: 325/655-5351

9. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as a substitute trustee to conduct the sale.

DATED: March 7, 2024.


DANA A. EHRLICH, Substitute Trustee