

002189

July 2, 2024

Our Case Number: 23-06902-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 28, 2019, BRANDON PIERCE, executed a Deed of Trust/Security Instrument conveying to BLACK, MANN & GRAHAM, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PACIFIC UNION FINANCIAL, INC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 190241, in Book 467, at Page 425, in the DEED OF TRUST OR REAL PROPERTY RECORDS of RUNNELS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JULY 2, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Runnels County Courthouse, 613 Hutchings Avenue, Ballinger, TX 76821 in RUNNELS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows: 125 FEET BY 150 FEET OF LOT NO. ONE (1) IN BLOCK NO. TWO (2) OF THE BLANCHARD ADDITION TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, AS SAID LOT AND BLOCK APPEAR ON THE RECORDED MAP OF THE PLAN OF SAID ADDITION TO WHICH MAP AND THE RECORD THEREOF REFERENCE IS HERE MADE, AND WHICH TRACT 125 FEET BY 150 FEET IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING IN THE NORTHERLY LINE OF SAID LOT NO. 1 AND THE SOUTHERLY LINE OF BROADWAY, AT A POINT 75 FEET NORTH 60° WEST FROM THE NORTHEASTERLY CORNER OF SAID LOT NO. 1 AT THE INTERSECTION OF THE WESTERLY LINE OF HARRIS AVENUE WITH THE SOUTHERLY LINE OF BROADWAY, SAID BEGINNING POINT BEING AT THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN DEED EXECUTED BY MRS. DONA A. SMITH TO MISS MARRYATT SMITH, NOW OF RECORD IN VOL. 135, PAGE 375, DEED RECORDS OF RUNNELS COUNTY, TEXAS; THENCE ALONG THE SOUTHERLY LINE OF BROADWAY NORTH 60° WEST AT 75 FEET PASS THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED EXECUTED BY DONA A. SMITH TO R.W. BRUCE, NOW OF RECORD IN VOL. 144, PAGE 183, DEED RECORDS OF RUNNELS COUNTY, TEXAS, AT 125 FEET IN ALL TO THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED EXECUTED BY W.B. WOOD AND WIFE, SARAH A. WOOD, TO ARCH BROOKSHIER, NOW OF RECORD IN VOL. 212, PAGE 351, DEED RECORDS OF RUNNELS COUNTY, TEXAS; THENCE SOUTH 30° WEST ALONG THE WESTERLY LINE OF SAID TRACT CONVEYED BY WOOD TO BROOKSHIER 150 FEET TO NORTHERLY LINE OF ALLEY; THENCE SOUTH 60° EAST ALONG THE NORTHERLY LINE OF ALLEY, AT 50 FEET PASS THE SOUTHEASTERLY CORNER OF SAID TRACT CONVEYED BY WOOD TO BROOKSHIER AND THE SOUTHWESTERLY CORNER OF SAID TRACT CONVEYED BY SMITH TO BRUCE, AT 125 FEET IN ALL TO THE SOUTHWESTERLY CORNER OF SAID TRACT CONVEYED BY SMITH TO SMITH; THENCE NORTH 30° EAST ALONG THE BOUNDARY LINE BETWEEN SAID TRACTS, ONE CONVEYED BY SMITH TO BRUCE AND ONE CONVEYED BY SMITH TO SMITH, PARALLEL WITH THE WESTERLY LINE OF HARRIS AVENUE 150 FEET TO THE PLACE OF BEGINNING; AND BEING THE SAME LAND DESCRIBED IN TWO DEEDS TO ARCH BROOKSHIER, ONE EXECUTED BY W.B. WOOD AND WIFE, SARAH A. WOOD, NOW OF RECORD IN VOL. 212, PAGE 351, DEED RECORDS OF RUNNELS COUNTY, TEXAS, AND THE OTHER EXECUTED BY R.W. BRUCE AND WIFE, MAGGIE BRUCE, TO ARCH BROOKSHIER, NOW OF RECORD IN VOL. 208, PAGE 98, DEED RECORDS OF RUNNELS COUNTY, TEXAS; SAVE AND EXCEPT THE WESTERLY OF NORTHWESTERLY FIFTEEN FEET (15') OF THE ABOVE DESCRIBED TRACT AS SET OUT IN A DEED DATED AUGUST 27, 1986 FROM ROY SHIPMAN ET UX TO WILLIE ESTES, IVAN ESTES, AS RECORDED IN VOLUME 611, PAGE 51 OF THE DEED RECORDS OF RUNNELS COUNTY, TEXAS.


Property Address: 703 N BROADWAY ST, BALLINGER, TX 76821
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 29 day of April 2024


Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne, Marinosci Law Group PC

POSTED April 29, 2024
At 8:40 o'clock A M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Jennifer Hoffpauir Deputy

Substitute Trustee Address:
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001