

24012

MAR 12 2024

4:23 P
O'CLOCK
County Clerk, Mitchell County, Texas
Deputy

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF MITCHELL §

You, Thomas Jacinto Lopez and Claudia Ivette Aguiniga, are hereby notified that on Tuesday, April 2, 2024, between the hours of 10:00 A.M. and 1:00 P.M. at the Mitchell County Courthouse's entrance steps (or as designated by the Mitchell County Commissioner's office or as designated by the Mitchell County Commissioners Court) located at 349 Oak Street, Colorado City, Mitchell County, Texas 79512, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described as Lot 10, the North 1/2 of Lot 9, and the South 1/2 of Lot 11, Block 3, Original Town of Colorado City, Mitchell County, Texas, as shown by the plat of record in the records of the County Clerk of Mitchell County, Texas (the "Real Property"). The earliest time that the sale will begin is 10:00 A.M. The address or other common designation of the Real Property is as follows: 532 Elm Street, Colorado City, Mitchell County, Texas 79512.

This sale will be made to satisfy the debt evidenced by the Contract for Deed dated March 8, 2022, in the original principal sum of \$69,000.00, executed by you, as Buyer, to Rissan, Inc., a Texas corporation, as Seller, and secured by and pursuant to the power of sale conferred in said Contract for Deed, which is recorded in Instrument No. 2022-220371 of the Official Public Records, Mitchell County, Texas (the "Contract for Deed").

The Beneficiary has appointed me, the undersigned Nicholas E. Arrott II, as Trustee under the Contract for Deed by a written Appointment of Trustee, which is recorded in the Official Public Records of Mitchell County, Texas. As Trustee, I am vested with and succeed to all the powers and duties given to a Trustee in the Contract for Deed in the case of foreclosure. Thus, Rissan, Inc. has requested me, the undersigned Trustee, to enforce this trust by selling the Real Property because you are in default in the payment of the debt described in the Contract for Deed.

Your debt has been accelerated, and the entire unpaid balance of your debt is now due and payable. You now owe Rissan, Inc. the sum of \$76,556.46. If you do not pay Rissan, Inc. this amount, then the Real Property will be sold to satisfy the debt. Your debt has been accelerated because you failed to cure your default under this debt as was requested in the notices sent to you on October 4, 2022, December 19, 2023, and February 13, 2024; specifically, you failed to pay the total delinquency amounting to \$10,448.00 on or before March 4, 2024.

NOTICE

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.

NOTICE

YOU ARE NOT COMPLYING WITH THE TERMS OF THE CONTRACT TO BUY YOUR PROPERTY. UNLESS YOU TAKE THE ACTION SPECIFIED IN THIS NOTICE BY APRIL 2, 2024, A TRUSTEE DESIGNATED BY THE SELLER HAS THE RIGHT TO SELL YOUR PROPERTY AT A PUBLIC AUCTION.

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Executed on this the 12th day of March, 202A.

Trustee:

Nicholas E. Arrott II, Attorney
Shahan Decker & Arrott PLLC
2 Village Drive, Suite 101
Abilene, Texas 79606

ACKNOWLEDGEMENT

THE STATE OF TEXAS

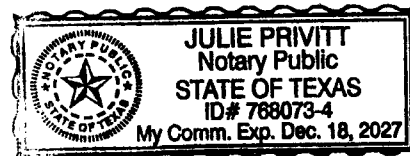
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COUNTY OF TAYLOR

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This instrument was acknowledged before me on the 12th day of March, 202A, by Nicholas E. Arrott II, in the capacities so stated herein.



NOTARY PUBLIC, State of Texas
Julie Privitt

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