

JUL 12 2023

NOTICE OF NON-JUDICIAL FORECLOSURE SALE AT 9:00 O'CLOCK A.M.

CARLA KERN
County Clerk, Mitchell County, Texas
Deputy

WHEREAS, on April 20, 2022, Eric Acosta Arguijo and Eliza Marie Garcia as Grantor to Linda Baker, Trustee, executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of \$69,000.00 (Sixty-Nine Thousand and 00//100's Dollars) payable to Don J. Jackson DBA Texas Land Loan Company, said Deed of Trust being filed for record on May 2, 2022 as document #220673 of the Mitchell County Clerks Records.

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, Don J. Jackson DBA Texas Land Loan Company, 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 1, 2023 beginning at 1:00 o'clock pm or not later than 4:00 o'clock pm, the Trustee or 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 Mitchell 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 Mitchell County, Texas, which real property is described as follows:

Legal Description: Lot Eighteen (18), in Block Two (2), Park Place Addition to the Town of Colorado City, Mitchell County, Texas, according to the map or plat thereof recorded in Slide 034, Plat Records of Mitchell County, Texas as to Tract 1.

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.

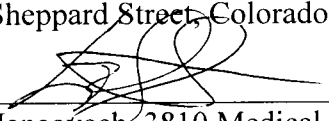
The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

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 1, 2023

Property Address: 961 Sheppard Street, Colorado City, Mitchell County Texas, 76512

Substitute Trustee, 
Eric Jancovech, 3810 Medical Parkway, Suite 134, Austin, TX 78756