

24014

FILED FOR RECORD

NOTICE OF FORECLOSURE SALE

April 4, 2024

APR 04 2024
AT 3:15 O'CLOCK P.M.
CARLA KERN
County Clerk, Mitchell County, Texas
By Kimberly Tiller Deputy

Deed of Trust ("Deed of Trust"):

Dated: April 27, 2022
Grantor: Jeff Haile
Trustee: W. Drew Darby
Lender: Karen Parker
Recorded in: Document No. 22-0717 of the real property records of Mitchell County, Texas
Legal Description: THE SURFACE ESTATE ONLY AS TO LOTS 16 AND 17 OF THE ROY E WARRANT WEST LAKE SUBDIVISION OF THE WEST SHORELINE OF LAKE COLORADO CITY, IN SECTION 40, BLOCK 27 T&P RR CO SURVEY, MITCHELL COUNTY, TEXAS AS PER THE MAP OR PLAT THEREOF RECORDED IN THE PLAT CABINET SLIDE 109, AND IN THE DEED RECORDS OF THE MITCHELL COUNTY CLERK'S OFFICE, COLORADO CITY, TEXAS.
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$35,000.00, executed by Jeff Haile ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
Property: The real property and improvements described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto
Substitute Trustee: Sterling T. Burleson
Substitute Trustee's Address: 156 East 2nd St., Colorado City, Texas, 79512

Foreclosure Sale:

Date: Tuesday, May 7, 2024
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place: 349 Oak St., Colorado City, Texas 79512, in the lobby of the courthouse
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Karen Parker's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the

obligations of the Deed of Trust. Because of that default, Karen Parker, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Karen Parker's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Karen Parker's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Karen Parker passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Karen Parker. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

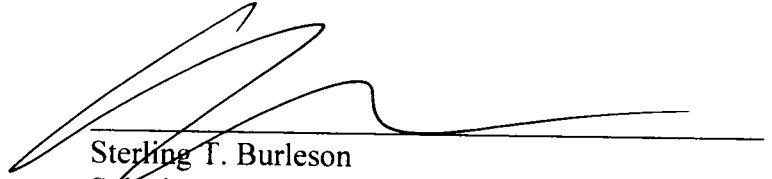
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR

MORTGAGE SERVICER.

A handwritten signature in black ink, appearing to read "Sterling T. Burleson", is written over a horizontal line. The signature is stylized with a large, sweeping initial 'S'.

Sterling T. Burleson
Substitute Trustee
156 E. 2nd
Colorado City, Texas 79512
Telephone (325) 728-9025
Fax (325) 728-9179