

Filed

April 3, 2023

at

11:05

o'clock

AM

Karen E. Page, County Clerk, Kimble County, Texas

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "**Deed of Trust**"), dated April 15, 2021, from Jennifer Lorraine Charo and Thomas William Alonzo Jr ("**Borrower**"), as Grantor to Teresa Lewellen, Trustee, filed for record on April 19, 2021, in Real Property Records of Kimble County, Texas, more particularly described therein, which serves as security for a \$55,000.00 promissory note described therein (the "**Note**") executed by Borrower, payable to the order of Centex Casas, LLC.

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, Centex Casas, LLC, 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, May 2nd, 2023 beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the 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 Kimble, 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 nonjudicial foreclosure sales of real property are customarily and regularly held in Kimble County, Texas, which real property is described as follows:

Legal Description: All of Lot Number five (5), Block Two (2) in the Cummins Addition in the town of London, Kimble County, Texas, as shown on the plat of the Cummins Addition recorded in Volume 52, Page 211 of the Deed Records of Kimble County, Texas, and being the same land described in a Deed from Robert Quinton McKinney and Travis Zane McKinney to Sandy Rotage, dated October 10, 2004, recorded in Volume 162, Page 220 of the Deed Records of Kimble County, Texas, and being the same property in Deed from Sandy Rotage and Husband, Jeremy Rotage to Doyle Clifton Taff, dated May 18, 2017, recorded in Volume 85, Page 145 of the official Public Records of Kimble County, Texas.

Commonly known as: 17249 US HWY 377, London, Kimble County, TX 76852

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