

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY 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.

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

#6799
FILED FOR RECORD
2023 NOV - 9 P 3:09
TOMMY MITCHELL
COUNTY CLERK, LAMB CO., TEXAS

Notice is hereby given of a public non-judicial foreclosure sale.

NOTE:

Date: March 1, 2018
Principal Amount: Original Principal Amount of \$45,000
Maker: April Espinoza
Payee: Greg Hall

DEED OF TRUST:

Deed of Trust dated March 1, 2018 in favor of Wally Tingley, Trustee, for the benefit of Greg Hall, recorded in Volume 764, Page 824 in the Official Records of Lamb County, Texas by Grantor, APRIL ESPINOZA

LENDER: Greg Hall

BORROWER: APRIL ESPINOZA

PROPERTY:

The East One-Half(E/2) of Lot Thirteen and all of Lot Fourteen(14), block Twenty-Two(22) of the Rowe Subdivision (0/0 Westside Addition Blocks 7 and 8) to the City of Littlefield, Lamb County, Texas

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and right appurtenant to the real property as described in the Deed of Trust.

SUBSTITUTE TRUSTEE:

Greg Hall
13359 N Hwy 183
#406-689
Austin TX 78750
512-293-3885

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday December 5, 2023

Time: The sale shall begin no earlier than **1 pm.** or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The sale will take place at the place designated by the Lamb County Courthouse.

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 THE NOTICE IMMEDIATELY.

TIDS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

TERMS OF SALE

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and Deed of Trust lien under the Texas Property Code section 51.002 has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date, Time and Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. **Substitute Trustee has not made and will not make any covenants, representation, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash or acceptable certified funds on the day of the property is sold.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed

Executed as of November 2, 2023



After recording, Please return original to

Greg Hall

13359 N Highway 183 #406-689

Austin TX 78750