

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

October 15, 2024

2024 OCT 15 AM 9:47

("Deed of Trust to Secure Assumption"):

CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

Dated: May 4, 2010

Grantor: Alliene Lara

Trustee: Jimmy Stewart

Beneficiary: Sean Arnold Lara

Recorded in: Instrument 696862, Official Public Records of Real Property, Tom Green County, Texas

Legal Description: Surface Estate Only in and to: Lot 9, Block 1, Section 1, HIGHLAND RANGE ESTATES, Tom Green County, Texas, as per the Plat Recorded in Volume 3, Page 173, Plat Records of Tom Green County, Texas, and being more commonly described as 137 Edinburgh Road, San Angelo, Tom Green County, Texas.

Secures: The assumption of that certain Deed of Trust dated April 22, 2003, executed by Sean A. Lara and Alliene D. Lara for the benefit of Wells Fargo Home Mortgage, Inc., recorded under Clerk's File No. 546855, Official Public Records of Real Property of Tom Green County, Texas.

Substitute Trustee: Christopher "Kit" Wyatt

Substitute Trustee's Address: P.O. Box 4079, San Angelo, Texas 76902

Foreclosure Sale:

Date: November 5, 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: Inside the main lobby by the front door of the Edd B. Keys building, San Angelo, Texas, as designated by the Commissioners Court of Tom Green County, Texas, and recorded in the Official Public Records of Tom Green County, Texas.

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

Beneficiary'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 to Secure Assumption. Because of that default, Beneficiary has requested Substitute Trustee to sell the Property.

The Deed of Trust to Secure Assumption may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust to Secure Assumption in accordance with Beneficiary's rights and remedies under the Deed of Trust to Secure Assumption 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 to Secure Assumption, and applicable Texas law.

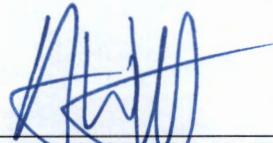
If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust to Secure Assumption and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust to Secure Assumption, 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 to Secure Assumption. 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 to Secure Assumption by Beneficiary. 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 to Secure Assumption.** 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.


CHRISTOPHER "KIT" WYATT, Substitute Trustee