

FILED FOR RECORD

2024 APR -4 AM 7:27

CHRISTINA URABDO  
COUNTY CLERK  
COUNTY OF TOM GREEN, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**TOM GREEN County**  
**Deed of Trust Dated:** July 6, 2016  
**Amount:** \$60,000.00  
**Grantor(s):** MONTY PILKINGTON  
**Original Mortgagee:** ROYAL UNITED MORTGAGE LLC.  
**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION  
**Mortgagee Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342  
**Recording Information:** Document No. 201611034  
**Legal Description:** BEING THE EAST FIFTEEN FEET (E. 15') OF LOT TWENTY-ONE (21), AND THE WEST FORTY FEET (W.40') OF LOT TWENTY-TWO (22), BLOCK NINETEEN (19), WESTLAND PARK ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS

WHEREAS MONTY PILKINGTON is deceased.  
Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on April 25, 2023 under Cause No. A220219C in the 51 Judicial District Court of TOM GREEN County, Texas  
**Date of Sale:** May 7, 2024 between the hours of 10:00 AM and 1:00 PM.  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the TOM GREEN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


TERRY BROWDER OR JAMIE OSBORNE, LAURA BROWDER, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, CARY CORENBLUM, CHARLES GREEN, DANIEL MCQUADE OR PATRICK ZWIERS, MARSHA MONROE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

  
**Anthony Alan Garcia, ATTORNEY AT LAW**  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-002261

  
Printed Name: Terry Browder  
c/o Auction.com, LLC  
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