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O'CLOCK AM _____ PM _____
AUG 01 2024 2:15
Titus County Clerk jo

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Harriett Fletcher, Robert LaMont, Ronnie Hubbard,
Sheryl LaMont, Allan Johnston
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX14000197-23-1

APN 00470-00000-00350 | 100879

TO No FIN-24000883

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 1, 1999, RAYFORD WALKER JR, AND WIFE, NICOLE J WALKER as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVEN A. CARRIKER as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$70,575.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on July 6, 1999 as Document No. 003354 in Book 1185, on Page 156 in Titus County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

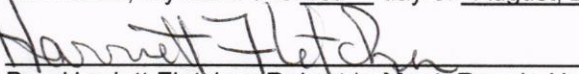
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 3, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Titus County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **100 West First Street, Mt. Pleasant TX 75455; At the south end on the steps of the Titus County Courthouse or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 1st day of August, 2024.



By: Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A
LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situated in the County of Titus, State of Texas, being a portion of the H.C. Riggs Survey, A-470, and also being a portion of the called 11.82 acre tract described in a deed from Nannie Williams to Ezeal McGill and wife, Eldoris McGill by Deed recorded in Vol. 412, Page 694 in the Deed Records of said County and bounds as follows:

Beginning at a 1/2" steel rod found for corner in the centerline of County Road No. 1695 (NW42), same being the Northeast corner of said 11.82 acre tract and the Southwest corner of the Rosalio Dorantes 12.000 acre tract (Vol. 942, Page 1).

Thence S 1 deg. 33' 41" W, along said centerline, same being the East line of said 11.82 acre tract, 132.60 feet to a 5/8" steel rod found for corner, same being the Northeast corner, same being the Northeast corner of the Reginald B. McGill 1.00 acre tract (Vol. 910, Page 219).

Thence N 88 deg. 28' 42" W, along the North line of said 1.00 acre tract, at 20.50 feet passing a 5/8" steel rod found in the West line of said County Road, continuing on same course at 290.40 feet passing a 5/8" steel rod found for the Northwest corner of said 1.00 acre tract, continuing on same course a total distance of 328.21 feet to a 1/2" steel rod found for corner.

Thence N 1 deg. 33' 41" E, 132.83 feet to a 1/2" steel rod set for corner in the North line of said 11.82 acre tract and South line of said 12.000 acre tract.

Thence S 88 deg. 26' 15" E, along said North line and South line, 328.21 feet to the place of beginning and containing 1.000 acre of land.