

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson,
Ron Anderson
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX14000141-23-1

APN 53679

TO No FIN-23007527

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 23, 2007, BONNIE K LAVIOLETTE, AN UNMARRIED PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BRYAN DANIEL 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 \$67,906.88, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on July 24, 2007 as Document No. 2007-5345 in Book 1667, on Page 800 in Brown 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**

APN 53679

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 Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson 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.

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 2, 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 Brown 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: 200 South Broadway, Brownwood TX 76801; South (Main) entrance of the Brown County Courthouse in an area not to exceed 12 feet from the door 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 22nd day of May, 2024.
Kevin Key

By: Alexis Mendoza, Kevin Key, ~~by~~ Jacobs, Kim Anderson, Ron Anderson
Substitute Trustee(s)

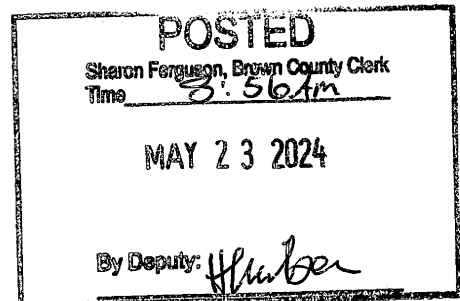
Posted by: Elena Ortega-Sman

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.



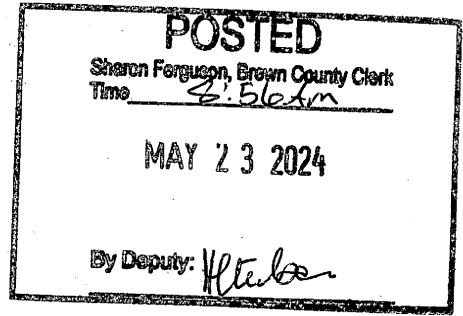


EXHIBIT A
Legal Description

Field notes for a tract of land in Brown County, Texas, said tract being all of Lot 1, Block 3, of the Green Acres Subdivision in the City of Brownwood, according to the plat of record recorded in Volume 2, Page 173, Plat Records of Brown County, Texas, said tract being the same tract described in a deed from Daniel C. Castro, et ux, to Mary Jo Ham and Diann Doria as recorded in Volume 1555, Page 586, Real Property Records of Brown County, Texas, said tract being sometimes known as 604 Valley View Drive and being more fully described as follows:

Beginning at a 1/2" iron stake found in the ground at a fence corner in the Southeast line of Valley View Drive, said stake marking the North corner of said Lot 1;

Thence S 38° 22' 43" E 93.22' along a fence line to a 1/2" iron stake found in the ground at a fence corner, said stake marking the East corner of said Lot 1;

Thence S 59° 59' 49" W 120.00' to a 3/8" iron stake set in the ground in the Northeast line of Valley View Drive, said stake marking the South corner of said Lot 1;

Thence N 32° 53' 04" W 65.00' along said Northeast line to a 3/8" iron stake set in the ground, said stake marking the Southwest corner of said Lot 1;

Thence N 15° 45' 28" E 15.44' to a 3/8" iron stake set in the ground in said Southeast line of Valley View Drive, said stake marking the Northwest corner of said Lot 1;

Thence N 50° 30' 00" E 100.00' (Basis of Bearing - Plat Call) to the place of Beginning.