

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Pete Florez, Zachary Florez, Orlando Rosas, Florence  
Rosas, Enrique Florez  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX14000113-24-1

APN 24492

TO No FIN-24002581

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 10, 1990, BARBARA H HENSON, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of NEAL SOX JOHNSON as Trustee, UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, 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 \$39,500.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on October 16, 1990 as Document No. 2069 in Book 26, on Page 338 in Falls 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 24492

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 Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez 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.

At 4:00 o'clock P M

SEP 05 2024

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

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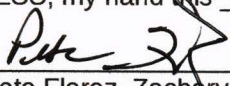
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Falls 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: **125 Bridge Street, Marlin TX 76661; On the south entrance steps leading through the south courthouse door to the second floor of the Falls 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 5<sup>th</sup> day of September, 2024.

  
By: Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez  
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](http://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"**

All that certain lot or parcel of land in the City of Marlin, Falls County, Texas, being part of Lot 6, Block 2, Forde Addition to the City of Marlin, Texas, and being part of a tract conveyed to Bill McGuire as described in Vol. 304, page 151, Falls County Deed Records, described as follows:

Beginning at an iron pin for the SW corner of Lot 6, Block 2, Forde Addition and the SWC Bill McGuire tract, at the intersection of the North line of Gift Street and EL of Woodland Street; Thence N 0 deg. 55` W 89.0 ft. along the EL Woodland Street to an iron pin; Thence due East 111.0 ft. to an iron pin for corner in EL McGuire lot and WL Walston lot; Thence S 1 deg. 14` & 89.0 ft. to an iron pin for SE corner McGuire lot and SW corner Jack Walston lot, in the NL of Gift St.; Thence due West 107.6 ft. along the North line of Gift Street to the place of beginning, containing 9,728 square feet of Land.