

NOTICE OF TRUSTEE'S SALE
(NON-JUDICIAL FORECLOSURE)

March 11, 2024

Notice is hereby given of a public, non-judicial foreclosure sale.

Notice to Member(s) of Armed Forces: 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 the 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. The address of the sender of this notice is set forth below.

Re: Contract for Deed

Date: May 11, 2022

Seller: Monty Hargrave

Buyer: Nicole Stewart

Recording Information: Clerk's Instrument Number 00010182, Official Public Records of Falls County, Texas

Property: Lot 16B, Block 1, Town of Marlin, Falls County, Texas
FCAD Property ID No. 30906 (the "Property")

Trustee: David K. Waggoner

Trustee's Address: 103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645

Foreclosure Sale (the "Sale"):

Date: Tuesday, April 2, 2024

Time: The Sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The Sale shall be completed by no later than 4:00 P.M.

FILED
At 327 o'clock P M
MAR 12 2024
ELIZABETH PERRY, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

Place: The exterior steps of the Falls County Courthouse, as designated for foreclosure sales by the Commissioners Court of Falls County, Texas, pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale: The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Contract for Deed permitting the Seller thereunder to have the bid credited to the Contract for Deed up to the amount of the unpaid debt secured by the Contract for Deed at the time of the Sale. Pursuant to the Contract for Deed, the Seller has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

The Contract for Deed permits the Seller to postpone, withdraw, or reschedule the Sale for another day. In that case, the trustee or substitute trustee under the Contract for Deed need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by the Contract for Deed. The Sale will be made expressly subject to any title matters set forth in the Contract for Deed, but prospective bidders are reminded that by law the 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 Contract for Deed. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

Pursuant to section 51.009 of the Texas Property Code, the Property shall be sold on an "AS IS, WHERE IS" basis, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Contract for Deed.

Default has occurred under the Contract for Deed and the Seller has requested me, as the duly appointed Trustee, to conduct the Sale. Notice is given that before the Sale the Seller may appoint another person as Substitute Trustee to conduct the Sale.

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (CONTRACT FOR DEED) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE

At 3:27 o'clock PM
MAR 12 2024
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

SALE ON BEHALF OF THE MORTGAGEE (SELLER) .

Executed this 11th day of March, 2024.

David K. Waggoner

David K. Waggoner, Trustee
State Bar No. 50511604
103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645
Telephone: 254-580-0265
Info@WaggonerLawFirm.net

CERTIFICATE OF POSTING

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on March 12, 2024, my agent filed this Notice of Trustee's Sale at the office of the Falls County Clerk and caused it to be posted at the location directed by the Falls County Commissioners Court.

David K. Waggoner

David K. Waggoner

FILED
At 327 o'clock P M
MAR 12 2024
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY