

Notice of Trustee's Sale

Date: May 16, 2023

JOSHUA HAMBY, TRUSTEE

FILED at 1:15 P M O'clock 5-25-23
BRENT ZITTERKOPF, County Clerk, Howard County, Texas
By Nancy Potter Deputy

Mortgagee: ELIAS GAMBOA, JR, and DONNA K. GAMBOA

Note: Property secured by a deed of trust, with promissory note, securing warranty deed with vendors lien for 125 E. 3' Street, Big Spring, Tx 79720

Deed of Trust

Date: Executed April 24, 2018

Filed and Recorded April 27, 2018

Grantor: KARLA GOMEZ &

SANDRA ROSS

Mortgagee: Elias Gamboa, Jr., and Donna K. Gamboa

Recording information:

Property: **(including any improvements): 125 E 3' Street Big Spring, Tx 79720**

Tract 1:

BEING a 0.12 acre tract , the East 53.5 of Lots 5 and 6 of Block 13, Original Townsite, City of Big Spring, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at a point in the corner of a brick building in the intersection of the North right-of-way line of East Third Street and the West right-of-way line of Runnels Street for the SE corner of Lot 6, Block 13, Original Townsite of Big Spring, Howard County, Texas as established by a survey dated October 14, 1941, by B.J. McDaniel, City Engineer, and R.W. Baker, Licensed State Land Surveyor, for the SE corner of this tract;

THENCE S. 64° 45' W. along the North right-of-way line of said East Third Street, 53.5' to a point in a brick wall, the SE corner of a 0.08 acre tract and for the SW corner of this tract;

THENCE N. 25° 15' W. along the East line of said 0.08 acre tract at 50.0' pass the North line of said Lot 6 and the South line of said Lot 5, at 90.4' pass the NE corner of

said 0.08 acre tract, 100.0' in all to a point in the North line of said Lot 5 for the NW corner of this tract;

THENCE N. 64° 45' E. along the North line of said Lot 5 and the South line of Lot 4, 53.5' to a point in a party wall in the West right-of-way line of said Runnels Street, the SE corner of said Lot 4, the NE corner of said Lot 5 and for the NE corner of this tract;

THENCE S. 25° 15' E. along the West right-of-way line of said Runnels Street and the Wall of said brick building at 50.0' pass the SE corner of said Lot 5 and the NE corner of said Lot 6, 100.0' in all to the PLACE OF BEGINNING.

Tract 2:

Lot Three (3), Block Thirteen (13), ORIGINAL TOWNSITE of Big Spring, Howard County, Texas.

County: Howard

Date of Sale: JULY 5, 2023

Time of Sale:

9:00 A.M. to 12:00 P.M.

Place of Sale:

North side steps of the Howard County Courthouse, Big Spring, Tx 79720

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


JOSHUA HAMBY, TRUSTEE