

POSTED
Date: 1-22-2024
Time: 10:25 AM
Sharla Keith, County Clerk
Nolan County, Texas
By WW Deputy

25TX837-0088

217 COUNTY ROAD 217, SWEETWATER, TX 79556

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SURFACE ONLY TO:

5.27 ACRES OF LAND OUT OF SECTION 51, ABSTRACT 280, BLOCK 22, T.& P. RY. CO. SURVEYS, NOLAN COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A POINT IN CREEK THAT IS N 77 DEG 00'00" E-2070.18` FROM THE S.W. CORNER OF SAID SECTION AND BEING IN THE SOUTH R.O.W. OF HILSDALE ROAD

THENCE: N 29 DEG 02'57" E - 950.58` ALONG SAID SOUTH R.O.W. TO A FOUND 3/8" IRON PIN AT FENCE CORNER

THENCE: S 14 DEG 12'22" E - 706.03` TO A FOUND 1 1/4" IRON PIPE IN THE SOUTH LINE OF SAID SECTION AT A FENCE CORNER

THENCE: S 77 DEG 00'00" W - 651.53` ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING AND CONTAINING 5.27 ACRES OF LAND, MORE OR LESS.

Security Instrument:

Deed of Trust dated August 13, 2013 and recorded on August 16, 2013 as Instrument Number 13-12977 in the real property records of NOLAN County, Texas, which contains a power of sale.

Sale Information:

March 03, 2026, at 1:00 PM, or not later than three hours thereafter, at the lobby inside of the Nolan County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by BUFFIE J. MCANALLY AND KENT L. MCANALLY secures the repayment of a Note dated August 13, 2013 in the amount of \$157,600.00. CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB, whose address is c/o Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB, 1177 West Loop South, Suite 700, Houston, TX 77027, is the current mortgagee of the Deed of Trust and Note and Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument



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referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Substitute Trustee(s): Terry Browder, Laura Browder, Jamie Osborne, Ramiro Cuevas, Charles Green, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



Miller, George & Suggs, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Terry Browder, Laura Browder, Jamie Osborne, Ramiro Cuevas, Charles Green, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 22 day of January, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NOLAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).