

NOTICE OF TRUSTEE'S SALE

POSTED

JAN 27 2020

DATE: January 27, 2021

Christine A. Jones
McCulloch County Clerk

DEED OF TRUST:

DATE: October 1, 2020
GRANTOR: Joe Ruben Garcia, Jr.
GRANTOR'S COUNTY: McCulloch County, Texas
ORIGINAL HOLDER OF NOTE: Mary Irma Perez Villegas and Pedro Perez, Jr.
HOLDER OF NOTE: Mary Irma Perez Villegas and Pedro Perez, Jr.
TRUSTEE: Donald L. Barley
RECORDING INFORMATION: Volume 475, Page 281
Official Public Records, McCulloch County, Texas

PROPERTY:

Being the North 90 feet of the West one-half (W/2) of Block No. 34, Luhr Addition to the City of Brady, McCulloch County, Texas, according to the map or plat of said Addition now in general use and of record in Volume 27, Page 323, Deed Records, McCulloch County, Texas.

NOTE:

DATE: October 1, 2020
ORIGINAL PRINCIPAL AMOUNT: \$8,748.83
DEBTOR: Joe Ruben Garcia, Jr.
PAYEE: Mary Irma Perez Villegas and Pedro Perez, Jr.
HOLDER: Mary Irma Perez Villegas and Pedro Perez, Jr.

DATE OF SALE OF PROPERTY: March 2, 2021

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: South door of the McCulloch County Courthouse, Brady, McCulloch County, Texas, as established by the County Commissioners of McCulloch County, Texas

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust 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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.