

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **May 23, 2022**, **Laurie Bucek-Macinnis** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Clifford D. Harmon**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$120,000.00**, payable to the order of **LJC Financial, LLC**, which Deed of Trust is recorded in **Volume 2050, Page 632** of the **Real Property Records** of **Fayette County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Being all of Lots Number 14 and 15, the South 1/2 of Lot Number 13, and part of Lot Number 10, Block Number 36, City of Schulenburg, Fayette County, Texas, as shown on plat of said subdivision of record in Volume 182, Page 638, Deed Records of Fayette County, Texas, more particularly described by metes and bounds as follows:

Beginning at the southwest corner of said Lot No, 15;

Thence north 75 feet to a stake; Thence east 109 feet to a stake;

Thence south 75 feet to a stake set in alley;

Thence west 109 feet to the place of beginning, commonly known as 904 Lyons Avenue, Schulenburg, Texas, 78956;

and

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 **Megan Randle, Ebbie Murphy, Debby Jurasek, Clifford D. Harmon, Shana Murphy and Turrie Silva** or any one 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 **LJC Financial, LLC**, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, February 07, 2023**, being the first Tuesday of such month, at the county courthouse of **Fayette County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Fayette County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 p.m.**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m.** and **4:00 p.m.** on said **TUESDAY, February 07, 2023**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of January 17, 2023.



Signature

Ebbie Murphy

Printed Name

Substitute Trustee

FILED
JAN 17 2023
1:40 PM
Brenda Fietsam
CO. CLERK, FAYETTE CO, TEXAS

Matter No. 1627

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.