

NOTICE OF TRUSTEE'S SALE

Notice Pursuant to Texas Property Code 51.002(i): 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.

STATE OF TEXAS }
 } : KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF YOUNG }

WHEREAS, on the 3rd day of April 2021, Gaspar Alvarez, ("**Debtor**"), executed that certain Deed of Trust and other Deeds of Trust of various dates and various amounts totaling \$427,573.16 ("**Deeds of Trust**") conveying to Sidney E. Bellamy, Trustee, ("**Trustee**") the real property more particularly described to wit:

BEING PART OF LOT 2, and all of LOTS 3 and 4, Block 14, Original Town of Jean, Young County, Texas, according to the deed recorded as Instrument 1900461 on February 2, 2019 in the Deed Records of Young County, Texas.

BEING a tract of land out of the South one-half of Block 171/4 of the Dieter Subdivision of TE&L Co. survey 158, Abstract 405, to the City of Olney, Young Co., Texas. YCAD Account#: 10403. Commonly known as 406 N. Hillcrest.

together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "**Property**"); and

WHEREAS, The Deeds of Trust were unrecorded.

WHEREAS, The Deeds of Trust were executed and delivered to secure the payment of the following items of indebtedness ("**Indebtedness**"): That certain Real Estate Lien Notes (as extended, renewed, modified, replaced or assigned ("**Note**") dated of even date with the various Deeds of Trust and executed by Debtor, payable to the order of Green Lizard Holdings, LLC, Series B, ("**Creditor**") in the total amount of \$427,573.16 as more specifically set forth therein.

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor by written instrument made, constituted and appointed Sidney E. Bellamy as Trustee under the Deed of Trust ("**Trustee**") and requested and directed Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or several sales, held at one time or at different times, or as the undersigned may elect and announce at such sale or sales, at the front steps of the Young County Courthouse, 516 4th St, Graham, TX, the said location having been designated by the county commissioners of Young County, Texas ("**Commissioners**") (or such location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on March 5th, 2024, being the first Tuesday of said month, at 12 p. m. (or within three hours thereafter) to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with specific warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include the interest of the Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personalty pursuant to rights granted as Creditors under Section 9.50(d) of the Texas Business and Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER ASSIGNEES NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

FILED FOR RECORD

EXECUTED in multiple original copies on the 3rd day of February 2024

Sidney E. Bellamy
Trustee under the Deed of Trust

FEB 7 2024

ACKNOWLEDGEMENT

**ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS**

STATE OF TEXAS }
COUNTY OF DALLAS }

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Sidney E. Bellamy, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/examined and executed the same for the purposes and consideration therein expressed and in the capacity therein expressed for the above named entity

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of February 2024

Sara West
Notary Public, State of Texas

