

**NOTICE OF TRUSTEE'S SALE**

**DATE:** March 11, 2024

**DEED OF TRUST**

**Date:** October 31, 2018

**Grantor:** Harie L Nauling  
Joyce M. Nauling  
PO Box 772  
Centerville, Texas 75833

**Beneficiary:** First National Bank fbo Steven Torno IRA  
PO Box 659  
Huntsville, Texas 77340

**Substitute Trustee:** Deborah L. Lemons

**Recording Information:** Deed of trust recorded in Volume 1743, Page 608, Official Records of Leon County, Texas.

**Property:** *Being a part of the Southwest corner of Lot 122, in the Town of Centerville, Leon County, Texas, more fully described in aforesaid deed of trust, along with Manufactured home, Serial Numbers 6V30668JA and 6V30668JB attached hereto as real property.*

**Note**

**Date:** October 31, 2018

**Amount:** \$33,500.00

**Debtor:** Harie L Nauling and Joyce M. Nauling

**Holder:** First National Bank fbo Steven Torno IRA

**DATE OF SALE OF PROPERTY:** April 2, 2024

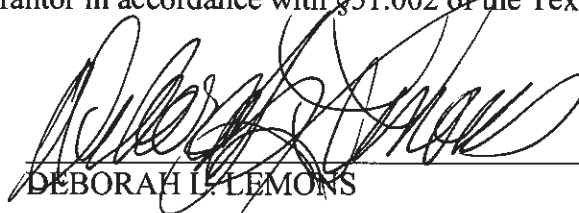
**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 AM

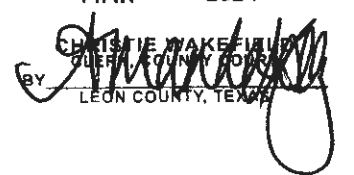
**LOCATION OF SALE:** Centerville, Texas, at the Leon County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
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DEBORAH L. LEMONS

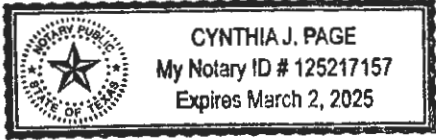
**FILED**  
1.20pm  
MAR 12 2024  
CLERK OF COUNTY CLERK  
BY  LEON COUNTY, TEXAS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on March 11, 2024 by Deborah L. Lemons.



*Cynthia J. Page*  
NOTARY PUBLIC, STATE OF TEXAS