

M Appleton Scurry Co Clerk
AUG 14 2023 8:40

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 3, 2023

Substitute Trustee: Mark Hargrove

Substitute Trustee's Address: 2617 College Avenue
P.O. Box 841
Snyder, Texas 79549

Mortgagee: Heriberto Cruz Perez and Yessica Cerdona Lopez

Note: Note dated July 13, 2021 in the amount of \$36,000.00

Deed of Trust

Date: July 13, 2021

Grantor: Luis Obed Pachecano Contreras and Valeria Cardona Lopez

Mortgagee: Heriberto Cruz Perez and Yessica Cerdona Lopez

Recording information: Volume 1007, Page 828, Official Public Records of Scurry County, Texas

Property:

All of Lots Numbers Twelve (12), Thirteen (13) and Fourteen (14), all in Block Number One (1), of the ANDRESS HEIGHTS ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Addition, which is recorded in Cabinet "A", Slide 36, Plat Records, Scurry County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Scurry

Date of Sale (first Tuesday of month): September 5, 2023

Time of Sale: 10:00 a.m.

Place of Sale: North steps of the County Courthouse in Scurry County, Texas

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.

Mark Hargrove is Substitute Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Mark Hargrove
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P.O. Box 841
Snyder, Texas 79549