

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 23rd day of May 2008, RUBEN NIAVEZ and ASHLEY L. RAINWATER NIAVEZ (hereinafter "Mortgagor", whether one or more) executed a Deed of Trust conveying to W. DREW DARBY, as Trustee, the Real Estate hereinafter described, to secure \$28,500.00 in the payment of a debt therein described, said Deed of Trust being recorded in Volume 238, Page 277, of the Official Public Records of Concho County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that I will sell all of the interest of Mortgagor encumbered by said Deed of Trust in said Real Estate as follows:

- (1) a public sale at auction;
- (2) on October 1, 2024, being the first Tuesday of the month;
- (3) the sale shall be conducted at public venue in the area designated by the Concho County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.
- (4) the sale shall be conducted between the following hours, local time: 1:00 p.m. - 4:00 p.m.; and
- (5) the real property shall be sold to the highest bidder for cash.

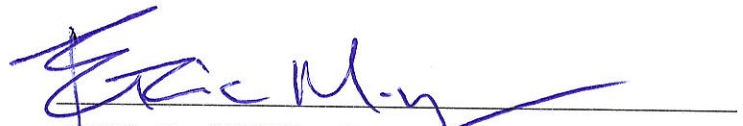
Said Real Estate is described as follows:

BEING ALL of LOT NO. ELEVEN (11) and ALL of LOT NO. TWELVE (12) in BLOCK NO. FIVE (5) of the COLLEGE HEIGHTS ADDITION to the CITY OF EDEN, CONCHO COUNTY, TEXAS, according to the map or plat of said addition found filed for record in the office of the County Clerk of Concho County, Texas, and said map and the record thereof are both here referred to and incorporated herein for all purposes.

WITNESS MY HAND this 4th day of September 2024.

FILED

The 9 Day of September
2024 at 2:05 O'clock P. M
Aubrey Hall
County Clerk, Concho Co. TX
 By Destiny Holmes


 ERIC M. NYMAN, SUBSTITUTE TRUSTEE