

#13

NOTICE OF SUBSTITUTE TRUSTEE SALE

STATE OF TEXAS }
COUNTY OF GAINES }

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, by **Deed of Trust**, (herein "Deed of Trust") dated **June 2, 2009**, **Marie Rascon**, conveyed to **Joe K. McGill**, Trustee, for the benefit of **Henry Elias**, certain real property situated in **Gaines County, Texas**, to wit:

Lot 2, Block O, Austin Acres Addition to the Town of Seminole, Gaines County, Texas, according to a plat thereof recorded in Vol. 134, Page 260, Deed Records of Gaines County, Texas; SAVE & EXCEPT all oil, gas and other minerals, also known as 202 SW 14th Street, Seminole, Texas 79360;

(herein the "Property") to secure payment of one certain **Real Estate Lien Note** therein described in the original principal amount of **\$69,900.00**, executed by **Marie Rascon**, and made payable to **Henry Elias**, (herein the "Note"), which Deed of Trust is recorded under Clerk's File No. **2009-2526**, of the Real Property Records of **Gaines County, Texas**, a copy of the 1st page thereof is attached hereto, (herein "Deed of Trust");

WHEREAS, said Note was transferred to **Equity Trust Company, Cust FBO Charles J. Horak, Jr., IRA**, by that Certain **Transfer of Liens** dated **January 22, 2010**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **Joe K. McGill**, Trustee in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, **Equity Trust Company, Cust FBO Charles J. Horak, Jr., IRA**, the owner and holder of said indebtedness, and she has requested the undersigned to sell the Property to satisfy same.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 6, 2023**, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell, for cash, the Property in **Gaines County, Texas** in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted to the highest bidder or bidders. The earliest time the sale will begin is 10:00 o'clock a.m. or within three hours after that time.

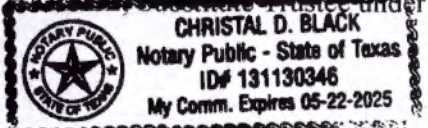
WITNESS MY HAND this 16th day of MAY, 2023.

By: *Kim Harrel*
KIM HARREL, Substitute Trustee

FILED
5/14/2023 11:30A m
Terri Berry, County Clerk
Gaines County, Texas

STATE OF TEXAS)
COUNTY OF Yoakum)

This instrument was acknowledged before me on this 16th day of MAY, 2023, by Alissa Rodriguez Deputy BY KIM HARREL Substitute Trustee under the above referenced Deed of Trust.



Christal D. Black
NOTARY PUBLIC, STATE OF TEXAS