

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

NOW ALL MEN OF THESE PRESENTS

COUNTY OF BELL

WHEREAS, by Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (herein referred to as the "Deed of Trust") dated September 20, 2012, executed by NENI RADFORD AND CHARLES B. SULLIVAN, conveyed to Daniel R. Castro, as Trustee, the following property situated in Bell County, Texas, to-wit:

Lot Five (5), in Block Two (2), of Whitten Place, in the City of Harker Heights, Bell County, Texas, according to the Plat of Record in Cabinet A, Slide 384-A, Plat Records of Bell County, Texas.

More commonly known as 2008 Shadow Ridge Road, Harker Heights, TX 76548. (the Property).

(hereinafter referred to as the "Property"), to secure that one certain Promissory Note therein described in the original amount of \$ 177,210.00, executed by NENI RADFORD AND CHARLES B. SULLIVAN, Borrowers, and made payable to 2008 Shadow Ridge Taylor Family Land Trust, (hereinafter referred to as the "Note"), which such Deed of Trust is recorded in instrument number 2012-45859, Official Public Records of Bell County, Texas, (hereinafter referred to as the "Deed of Trust Lien"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Daniel R. Castro, Trustee in the aforementioned Deed of Trust, said appointment being in the manner authorized by the Deed of Trust:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and the owner and holder of said indebtedness, 2008 Shadow Ridge Taylor Family Land Trust has requested the undersigned to sell the Property in accordance with the terms of the aforesaid Deed of Trust Lien to satisfy same. Pursuant to the Deed of Trust Lien and Warranty Deed with Vendor's Lien (Vendor Lien), if default occurs in payment of the assumed note or in observance of any covenant or condition of any instrument securing the assumed note, the lender of the Note has the right to foreclose the Deed of Trust Lien and the Vendor's Lien. As a result of the default in payment of the assumed note, 2008 Shadow Ridge Taylor Family Land Trust now provides this notice of foreclosure; and

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of April, 2022, at 10:00 o'clock a.m., or within three (3) hours thereafter, I will sell, for cash, to the highest bidder the above-described Property at: BELL COUNTY CLERK'S ALCOVE TO THE EAST OF THE MAIN ENTRANCE OF THE BELL COUNTY JUSTICE COMPLEX, 1201 HUEY DRIVE, BELTON, TEXAS or as designated by the Commissioners Court of said County, or if no area has been designated, then within twenty (20) yards of where this notice is posted.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee may obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust Lien, sale of the Property

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2022 MAR 14 P 12:58
SHELLEY COSTON
BELL COUNTY CLERK

is "as is and where is" and without any representations or warranties whatsoever, expressed or implied; all of which are expressly disclaimed. Additionally, sale of the Property shall be subject to all liens, encumbrances, rights, interests and other claims superior to the lien of the Deed of Trust and to all defects, deficiencies and defenses thereto, and no representations or warranties of any nature are made by the Trustee or the holder of the Note that any lien, encumbrance, right, interest or other claim is or shall be extinguished by the sale, or that defects, deficiencies or defenses do not exist. Further, no representations or warranties whatsoever are made by the Trustees or the holder of the Note that the highest bidder at the sale will acquire any right, title or interest in or to the property or that any condition, term, agreement, provision, covenant or requirement of the Warranty Deed with Vendor's Lien or applicable law has occurred or has been satisfied. No bidder at sale or purchaser of the property shall be a third party beneficiary of the Note or Warranty Deed With Vendor's Lien, or entitled to rely on any term, agreement, covenant provision thereof, or have or possess a cause of action against any Trustee or the holder of the Note.

Notice Pursuant to Tex. Prop. Code § 51.001(j): 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.

WITNESS MY HAND this 14th day of March, 2022.

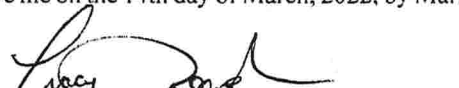


Mark T. Sessums, Substitute Trustee

State of Texas §

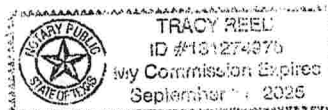
County of Bell §

This instrument was acknowledged before me on the 14th day of March, 2022, by Mark T. Sessums.


Notary Public, In and for the State of Texas

After Recording, Return To:

Law Offices of Mark T. Sessums
PO BOX 150573
Austin, Texas 78715
(512) 287-6832
(512) 975-2045 (fax)



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SHELLEY COSTON
BELL COUNTY CLERK



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2022016140

As
NOTICE

Recorded On: March 14, 2022

Parties: RADFORD NENI

To EX PARTE

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

| | |
|-----------------------|----------------|
| CLERKS RMF: | \$5.00 |
| COURT HOUSE SECURITY: | \$1.00 |
| RECORDING: | \$9.00 |
| Total Fees: | \$15.00 |

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***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2022016140
Receipt Number: 265662
Recorded Date/Time: 03/14/2022 8:12:10 AM
User / Station: smithae - BCCCD0640

Record and Return To:

Mark Sessums Law



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk