

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

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NOW ALL MEN BY THESE PRESENTS:

COUNTY OF CARSON

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WHEREAS, effective the 15th day of August 15, 2021, **SCOTT MCBRROM and wife, DEANA MCBROOM** ("Debtors") executed that certain Deed of Trust ("Deed of Trust") conveying to **Seth E. Lujan**, Trustee ("Trustee") the real property more particularly described in attached Exhibit "A", together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property conveyed by this notice (collectively, "Property"); and

WHEREAS, the Deed of Trust was recorded in Volume 772, Page 111 of the Official Records-Real Property of Carson County, Texas; and

WHEREAS, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("Indebtedness"):

That certain Promissory Note, as extended, renewed, modified, or replaced, ("Note") dated effective August 15, 2021, and executed by Debtors, payable to the order of Ramon Trejo and wife, Somaira Trejo in the original principal sum of Seventy-six Thousand Two Hundred Seventy-Two and 84/100 (\$76,272.84) Dollars; and

WHEREAS, the Creditor by written instrument made, constituted and appointed **Seth E. Lujan**, as Trustee under the Deed of Trust and requested and directed Trustee to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Indebtedness;

WHEREAS, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continue to fail to pay, the Indebtedness; and

NOW, THEREFORE, the undersigned hereby gives notice that, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the east door of the Carson County Courthouse in Panhandle, Texas, said location having been designated by the county commissioners of Carson County, Texas, ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale), in which county the Property is situated, on October 1, 2024, being the first Tuesday of said month, at 10:00 a.m. (or within three hours thereafter) to the highest bidder or bidders for cash at a public

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CARSON CO. & DIST. CLERK

auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed, binding Debtors, their successors and assigns.

The sale notices herein shall include the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and personal property pursuant to rights granted to Creditor under Section 9.501(d) of the Texas Business and Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

EXECUTED in multiple copies on the 6th day of August 2024.



Seth E. Lujan, Trustee

EXHIBIT "A"

Lots Numbered Two (2), in Block Forty-two (42), Ponderosa Section 2, a subdivision located in Carson County, Texas, according to the duly recorded map or plat thereof recorded in Volume 1, Page 47, Plat Records Carson County, Texas.