

NOTICE OF FORECLOSURE SALE/NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MILAM §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Cody L. Caldwell of Milam County, Texas to Ira Richard Thrasher, Sr., TRUSTEE, dated November 1, 2006, for the benefit of the Beneficiary therein identified, duly recorded in Vol. 1025, Page 537 of the Official Records of Milam County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$195,000.00, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, **April 7, 2020** (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the Milam County Commissioners Court (east door of the Milam County Courthouse located at 102 South Fannin Street, Cameron, Texas) at the hour of **10:00 a.m.** or within three hours thereafter of that day, the following property:

All that certain lots and parcels of land in the William Allen Grant, in the City of Rockdale, Milam County, Texas, more particularly described as follows, to wit: Lots Nos. Two (2) and Three(3) in Block No. Six (6) of said City of Rockdale, as per map of said City, also a part of Lot No. One (1) in said Block No. Six (6) in said City of Rockdale. Said part of said Lot No. One (1) fronting 75 feet on Main Street and 30 feet on Cameron Street, in said City of Rockdale.

Being the same property described in Deed dated April 22, 2001, executed by Ira Richard Thrasher to Gloria Jean Thrasher, recorded in Vol. 903, Page 550, Official Records of Milam County, Texas.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee may bind and obligate the Mortgagor to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made AS IS” “WHERE IS” without any

Filed 11 day of March
in 2020, At 230P M.
JODI MORGAN
County Clerk, Milam County, Texas
By J. Morgan
Deputy

representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

Assert and protect your rights as a member of the Armed Forces of the United States. If you are, or your spouse is serving in active military duty, including active military duty as a 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.

EXECUTED this 9th day of March 2020.



Ira Richard Thrasher, Sr.– Trustee

CMRR:7019 0160 0000 3126 4646 & 7019 0160 0000 3126 4653 & First Class Mail