

Filed 6th day of JAN.
in 2025, At 2:44 P.M.
JODI MORGAN
County Clerk, Milam County, Texas
By Melinda Corona
Deputy

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is described as follows:

Lots 1 and 2, Block 8, Hamilton-Raspberry Addition, and Addition to the City of Rockdale, Milam County, Texas.
2. **Date, Time and Place of Sale.** The sale is scheduled to be held at the following date, time and place:
Date: Tuesday, February 4, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 2:00 p.m.

Place: Milam County Courthouse in Cameron, Texas, at the following location:
East door of said Courthouse

The Deed of Trust permits the beneficiary to postpone, withdraw or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. **Term of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior

matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Tamarrah Williams. The Deed of Trust is dated October 23, 2020, as recorded in the office of the County Clerk of Milam County, Texas, Instrument Number 2020-4341 of the Official Records of Milam County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Real Estate Lien Note in the original principal amount of \$60,000.00, executed by Tamarrah Williams, and payable to the order of M Ivan Jesus Luna Ramirez and Alma Delia Hernandez Aguilar; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Tamarrah Williams to Ivan Jesus Luna Ramirez and Alma Delia Hernandez Aguilar. Ivan Jesus Luna Ramirez and Alma Delia Hernandez Aguilar are the current owners and holders of the Obligations and are the beneficiaries under the Deed of Trust.

8. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiaries may appoint another person substitute trustee to conduct the sale.

Dated the 27th day of December, 2024.



Carroll W. Glaser
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