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**Notice of Foreclosure Sale**

2021 OCT 28 PM 4:13

BRENT ZITTERKOPF  
COUNTY CLERK HOWARD COUNTY

BY DEPUTY



("Deed of Trust"):

Dated: March 17, 2011

Grantor: ROWLAND ANGLIN

Trustee: JOSHUA HAMBY

Lender: MIKE RUNION

Recorded in: Deed of Trust recorded in Volume 1215, Page 336 of the Official Public Records of Howard County, Texas

Secures: Promissory ("Note") in the original principal amount of \$37,000.00, executed by ROWLAND ANGLIN ("Borrower") and payable to the order of Lender

Legal Description: A 1.0 acre tract of land out of the SW/4 of Section 33, Block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas, being more fully described as follows:

BEING a 1.0 acre tract of land out of the SW/4 of Section 33, Block 32, T-1-N, T.&P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at a 5/8" I.R. set in the East Right-Of-Way line of William Street (60' Right-Of-Way) out of the SW/4 of Section 33, Block 32, T-1-N, T.&P. RR Co. Survey, Howard County, Texas, for the NW corner of this tract; from whence the SW corner of said Section 33 bears S. 74° 40' W. 530.0' and S. 15° 14' E. 2416.0'

THENCE N. 74° 40' E. Along the South line of a 20' Utility Easement, at 200.0' pass a 120-d nail set in the West line of an alley, 210.0' in all to a 120-d nail set in the centerline of said 20' alley for the NE corner of this tract

THENCE S. 15° 14' E. Parallel to the East Right-Of-Way line of William Street and along the centerline of said alley, 208.0' to a 5/8" I.R. set for the SE corner of this tract

THENCE S. 74° 40' W. At 10.0' pass a 5/8" I.R. set in the West line of said 20' alley, 210.0' in all to a 5/8" I.R. set in the East Right-Of-Way line of said William Street for the SW corner of this tract

THENCE N. 15° 14' W. Along the East Right-Of-Way line of said William Street, 208.0' to the PLACE OF BEGINNING

Containing 1.0 Acres of land, more or less.

Foreclosure Sale:

Date: Tuesday, December 7, 2021

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00a.m. and not later than three hours thereafter.

Place: The North entrance of the Howard County Courthouse, 300 S. Main, Big Spring, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that MIKE RUNION's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, MIKE RUNION., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of MIKE RUNION's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with MIKE RUNION's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If MIKE RUNION passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

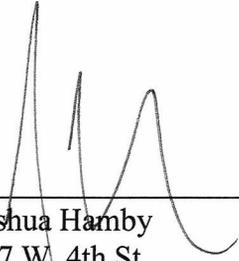
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has

been released of public record from the lien and/or security interest of the Deed of Trust by MIKE RUNION. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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