

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on JULY 15, 2021, JOSE ALBERTO GUILHOX CUELLAR MARRIED MAN SIOMARA CITLALIEE CORDERO GODINA MARRIED WOMAN, executed a Deed of Trust conveying to MICHAEL H. PATTERSON, Trustee, the Real Estate hereinafter described, to secure KINGSFORD HOUSING, I.L.C, in the payment of a debt therein described, said Deed of Trust being recorded the Deed of Trust Records of Limestone County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 5th day of March, 2024, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the steps at the Falls County Courthouse, 125 Bridge Room, Marlin, Texas, in Falls County, Texas, which is the place designated by the Falls County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows:

BEING all of that Lot 1 situated in Block 2 of the T.D. Reed Addition, City of Marlin, Falls County, Texas, and being all of that Lot I described in the deed to Robert Kevin Wheeler et ux recorded in Vol. 238, Pg. 661, Official Records of Falls County, Texas (F.C.O.R), and being part of the official plat of the City of Marlin recorded in Book No. 2, Plat No. 67 A-H, Plat Records of Falls County, Texas, said Lot I being more particular described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod at the intersection of the West line of Bartlett Street (20 ft. West of the centerline of said Bartlett Street in a perpendicular direction) and the South line of Capps Street (30 ft. South of the centerline of said Capps Street in a perpendicular direction) for the Northeast corner of said Lot 1 and this tract;
THENCE Due South 150.00 ft. with the West line of said Bartlett Street and the East line of said Lot 1 to a set 1/2" iron rod at the intersection of the North line of a 20 ft. wide alley and the West line of said Bartlett Street for the Southeast corner of said Lot 1 and this tract;
THENCE Due West 84.00 ft. with the South line of said Lot 1 and the North line of said alley to a set 1/2" iron rod at a fence corner for the occupied Southwest corner of said Lot 1 and this tract, same being the occupied Southeast corner of Lot 2, Block 1 of the T.D. Reed Addition;
THENCE Due North 150.00 ft. along a chain-link fence, and with the West line of said lot 1

BY Elizabeth Perez DEPUTY
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS

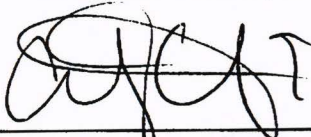
FEB 08 2024

FILED
At 11:50 o'clock A.M.

and the East line of said Lot 2 to a set 1/2' iron rod in the South line of said Capps Street for the occupied Northwest corner of said Lot 1 and this tract, same being the occupied Northeast corner of said Lot 2;
THENCE Due East 84.00 ft. with the North line of said Lot 1 and the South line of said Capps Street to the point of BEGINNING, containing 0.2893 acre.

Commonly known as 406 Capps Street & 311 Barlett Street, Marlin, TX 76661

In witness whereof, this 8th day of February, 2024.



ANTHONY CLARKSON, Substitute Trustee

FILED
At 11:50 o'clock A M

FEB 08 2024

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY W. Scott DEPUTY