

**POSTED**  
C.R. DATE 6-23-2021  
4:05 p.m.

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS §  
§  
COUNTY OF NOLAN §

WHEREAS, by Deed of Trust (hereinafter referred to as the "Deed of Trust") dated November 1, 2017, ERICA CABALLERO conveyed to Thomas L. Rees, Jr., Trustee for the benefit of JHRM RESOURCES, LLC, certain real property situated in Nolan County, Texas, more particularly described as follows, to wit:

**Part of Lot Thirteen (13), and all of Lot Fourteen (14), Block Three (3), of the Mustang Addition to the City of Sweetwater, Nolan County, Texas as further described in "Exhibit A" attached to said Deed of Trust and Promissory Note.**

(hereinafter referred to as the "Property") to secure the payment of one certain Real Estate Lien Note (hereinafter referred to as the "Real Estate Lien Note") dated November 1, 2017 and payable to the order of JHRM RESOURCES, LLC, which said Deed of Trust is recorded in Volume 1451, Page 29 of the Official Public Records of Nolan County, Texas, reference to which said Real Estate Lien Note and Deed of Trust and the recordation thereof is hereby made for all purposes; and,

WHEREAS, Notice of Default was forwarded to Debtors/Makers on April 22, 2021, by Certified Mail to require that delinquent installment payments and delinquent ad valorem taxes be cured within the time allowed therefor; and,

WHEREAS, the Real Estate Lien Note remained in default as of June 23, 2021, due to failure to cure the existing default under the Note; the owner and holder of the Real Estate Lien Note requested that Thomas L. Rees, Jr., Trustee, notify ERICA CABALLERO that the balance of the Note, including the outstanding principle and accrued interest balance of the Note is accelerated and is now fully due and payable and that the Property will be sold at foreclosure sale if ERICA CABALLERO fails to pay off the accelerated matured indebtedness prior to the date of the Trustee Sale; said Notice to Borrower was duly sent by certified mail on June 18, 2021 and resent on June 24, 2021 via Certified Mail and Regular Mail;

WHEREAS, such default has not been cured as of the date of the posting of this Notice of Substitute Trustee's Sale, and the indebtedness evidenced therein is now wholly due and payable; and,

WHEREAS, JHRM RESOURCES, LLC, the beneficiary named in said Deed of Trust and the owner and holder of said lien and the Indebtedness secured thereby, has requested the undersigned to sell the Property at Public Auction to satisfy the Indebtedness.

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 2nd day of August, 2021, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property, at public auction for cash to the highest bidder, in the lobby area on the first floor of the Nolan County Courthouse. The lobby area on the first floor of the Nolan County Courthouse is the area which has been designated by the Nolan County Commissioner's Court for foreclosure sales. Said sale will begin at the earliest at 10:00 a.m. and will take place no later than three (3) hours after that time.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER JHRM RESOURCES, LLC NOR THE 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 ARE EXPRESSLY WAIVED BY PURCHASER.

WITNESS MY HAND this the 23<sup>rd</sup> day of June, 2021.



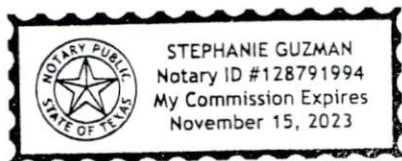
THOMAS L. REES, JR., Trustee

ACKNOWLEDGMENT FOR THOMAS L. REES, JR.

THE STATE OF TEXAS           §  
  §  
COUNTY OF NOLAN           §

BEFORE ME, the undersigned Notary Public, on this day personally appeared THOMAS L. REES, JR., in his capacity as Trustee, known to me to be the person whose name is subscribed to the Notice of Trustee's Sale set out above. He acknowledged to me that he executed and is duly authorized to execute the Notice of Trustee's Sale set out above for the purposes and consideration expressed in the Notice of Trustee's Sale as well as in the capacity set forth herein.

GIVEN under my hand and seal of office and this the 23<sup>rd</sup> day of June, 2021.



NOTARY PUBLIC, State of Texas

**EXHIBIT "A"**

PART OF LOT 13 AND ALL OF LOT 14, BLOCK 3 OF THE MUSTANG ADDITION (NOLAN COUNTY PLAT RECORDS SLIDE 278A), TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS, DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 3428 IN THE WEST RIGHT OF WAY OF MUSTANG DRIVE FOR THE S.E. CORNER OF LOT 14  
THENCE: S 78°22'37"W—82.44' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 3428 IN THE SOUTH LINE OF LOT 13  
THENCE: N 1°28'37"W—44.80' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 3428 IN THE NORTH LINE OF LOT 13 AND THE SOUTH RIGHT OF WAY OF ARKANSAS STREET  
THENCE: N 78°22'37"E—114.84' ALONG THE SOUTH RIGHT OF WAY OF ARKANSAS STREET TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 3428 FOR THE MOST NORTHERLY N.E. CORNER OF LOT 14  
THENCE: 42.87' ALONG THE SOUTH RIGHT OF WAY OF ARKANSAS STREET ON A CURVE TO THE RIGHT WITH A DELTA OF 122°14'49", A RADIUS OF 38.03' AND A CHORD THAT BEARS S 46°29'07"E—51.52' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 3428 IN THE WEST RIGHT OF WAY OF MUSTANG DRIVE FOR THE MOST SOUTHERLY N.E. CORNER OF LOT 14  
THENCE: S 24°26'12"W—125.17' ALONG THE WEST RIGHT OF WAY OF MUSTANG DRIVE TO THE POINT OF BEGINNING.

ESC

RECEIVED

JUN 23 2021

Nolan County Clerk