

POSTED

Date: 8-28-2025
Time: 9:54
Sharla Keith, County Clerk
Nolan County, Texas
By mw Deputy

25TX801-0040

209 COUNTY ROAD 217, SWEETWATER, TX 79556

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated June 1, 2020 and recorded on June 2, 2020 as Instrument Number 20-31186 in the real property records of NOLAN County, Texas, which contains a power of sale.

Sale Information: October 07, 2025, at 1:00 PM, or not later than three hours thereafter, at the lobby inside of the Nolan County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ALBERTO BALLEs AND ALICIA BALLEs secures the repayment of a Note dated June 1, 2020 in the amount of \$232,222.00. LAKEVIEW LOAN SERVICING LLC, whose address is c/o M&T Bank, One M&T Plaza, Buffalo, NY 14203, is the current mortgagee of the Deed of Trust and Note and M&T Bank is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4851696


Substitute Trustee(s): Terry Browder, Laura Browder, Jamie Osborne, Ramiro Cuevas, Charles Green, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Marsha Monroe, Christin Delarosa, Doug Neff, Daryl Drain, Ed Henderson, Cindy Drain, Kamie Smith, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Terry Browder, Laura Browder, Jamie Osborne, Ramiro Cuevas, Charles Green, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Marsha Monroe, Christin Delarosa, Doug Neff, Daryl Drain, Ed Henderson, Cindy Drain, Kamie Smith, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 28 day of August, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NOLAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Loan Number: 202930091

Date: JUNE 1, 2020

Property Address: 209 COUNTY ROAD 217
SWEETWATER, TEXAS 79556

EXHIBIT "A"

LEGAL DESCRIPTION

**5.00 ACRES OF LAND OUT OF SECTION 51, BLOCK 22, T&P RY. CO. SURVEYS,
NOLAN COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS
FOLLOWS:**

**BEGINNING: AT A FOUND 1 1/2" IRON PIN THAT IS N 77°58'21" E - 2721.7' FROM
THE S.W. CORNER OF SAID SECTION 51
THENCE: N 12°44'29" W - 706.07' TO A FOUND 1/2" IRON PIN IN THE SOUTH
RIGHT OF WAY OF HILLSDALE ROAD (COUNTY ROAD 217)
THENCE: N 29°56'49" E - 377.68' ALONG SAID SOUTH RIGHT OF WAY TO A
FOUND 1/2" IRON PIN
THENCE: S 12°50'03" E - 988.04' TO A FOUND 1/2" IRON PIN
THENCE: S 78°13'33" W - 257.71' TO THE POINT OF BEGINNING AND
CONTAINING 5.00 ACRES OF LAND MORE OR LESS.**

A.P.N. # : 17994