FILED
AT 105 O'CLOCK P M

MAY 13 2024

Jennifer Deaton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
§
COUNTY OF CORYELL §

KNOW ALL MEN BY THESE PRESENTS:

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING ALL THAT CERTAIN PROPERTY DESCRIBED AS LOT 8, BLOCK 4, PARKVIEW ADDITION, TO THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD, VOL. 1, PAGE 48, CORYELL COUNTY PLAT RECORDS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL RECORDS. SUBJECT TO RESTRICTIONS OF RECORD, VOL. 215, PAGE 549, CORYELL COUNTY DEED RECORDS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: June 4, 2024

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: At the place designated by the Coryell County Commissioner's Court for foreclosure sales in Coryell County, Texas at the Coryell County Courthouse in Coryell, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted in 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.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated April 9, 2004, executed by ROSEMARIE DECKER, as Borrower to G. Tommy Bastian, Trustee, filed of record as Document No. 170335 of the Official Public Records of Coryell County,

Texas (the "Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (the "Obligation"), including but not limited to that one certain Note dated April 9, 2004, in the original principal amount of $26,540.00 executed by ROSEMARIE DECKER, as Maker in favor of Superior Funding, Inc. ("the Note"). Atlantic Refinance, LLC via assignment from Superior Funding, Inc., is the current owner and holder of the Obligation and is the Beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or trustee to conduct the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 ANY OTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATED: May 9, 2024

GUILLERMO DEKAT, Substitute Trustee
P.O. Box 17746
San Antonio, Texas 78217
(210) 828-5641
gdekat@flumelaw.net

STATE OF TEXAS §
§
COUNTY OF CORYELL §

This instrument was acknowledged before me on the 9th day of May 2024 by GUILLERMO DEKAT, Substitute Trustee.



Notary Public in and for the State of Texas