

## NOTICE OF SUBSTITUTE'S TRUSTEE SALE

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 OR ANOTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The Property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING 50 X 105 FEET, A PART OF LOTS 6 AND 7 OF BLOCK 5 OF SOUTHSIDE ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, Better known as 2007 Avenue I, Brownwood, Texas.
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed Of Trust dated December 9, 2015. And recorded in Instrument 8009. Real Property Records of Brown County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time and place:

Date: 04/04/2023

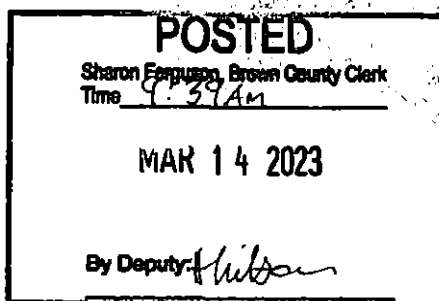
Time: 10:00 AM

Place: Brown County, Texas at the following location: ON THE FRONT PORCH OF THE BROWN COUNTY COURTHOUSE. OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioner's Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed Of Trust, the mortgagee has the right to direct the Trustee to sell the property. 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.
5. **Obligations Secured.** The Deed Of Trust executed by RONALD v. ROMERO and SHANNON ROMERO, provides that it secures the indebtedness in the original principal sum of \$40,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PROPERTIES OF HEARTLAND, LLC. Is the current mortgagee of the note and deed of trust.
6. **Substitute Trustee Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, Properties Of Heartland, LLC., by its Manager, DUNAMIS, INC. appoints JUSTIN K. HALL as Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.

  
Justin K. Hall



## APPOINTMENT OF SUBSTITUTE TRUSTEE

WHERE AS, WE, the UNDERSIGNED, being the BENEFICIARY of the Deed Of Trust, (the trust agreement) dated December 9, 2015, and filed of record in Vol 185 Pg 512, in the real property records of Brown County, Texas.

EXECUTED by Ronald V. Romero and Shannon Romero as Grantor's on 12/9/2015, (the Trust Agreement), and acting pursuant to the provisions of the Deed of Trust, do hereby desire to remove from the office of trustee, the present trustee, E. RAY WEST III, and to appoint in full substitution thereof, JUSTIN K. HALL, effective as of March 13, 2023;

NOW, THEREFORE, I, the UNDERSIGNED, being the beneficiary of the Trust Agreement, DO HEREBY APPOINT JUSTIN K. HALL, as successor Trustee of the Trust, in full substitution thereof, together with all powers and duties conferred thereto by said Trust Agreement;

FURTHER, I DO HEREBY DIRECT AND AUTHORIZE JUSTIN K. HALL, as successor Trustee, to undertake or cause to undertake all acts necessary or desirable to effectuate a sale of the property held in the Trust.

EXECUTED this 13<sup>th</sup> day of March, 2023.



Thomas C. Hall, President  
Dunamis Inc, Manager  
Properties Of Heartland, LLC.

ACCEPTED:

I, JUSTIN K. HALL, DO HEREBY ACCEPT this aforesaid appointment as Successor Trustee for the Deed of Trust dated December 9, 2015, from Ronald V. Romero and Shannon Romero to Properties of Heartland, LLC.

  
Justin K. Hall, Successor Trustee