

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. Date, Time, and Place of Sale.

Date: 07/01/2025

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Karnes County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 3/28/1991 and recorded in the real property records of Karnes County, TX and is recorded under Clerk's Volume 194, Page 282, with Randall T. Hartsfield and Cecilia A. Hartsfield (grantor(s)) and The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Randall T. Hartsfield and Cecilia A. Hartsfield, securing the payment of the indebtedness in the original amount of \$27,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Secretary, United States Department of Agriculture, Rural Development is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE FOLLOWING DESCRIBED PROPERTY LOCATED IN COUNTY OF KARNES, STATE OF TEXAS:

ALL OF LOT NO. SIXTY-SEVEN (67), IN BLOCK "A", OF THE BELLAIRE ADDITION TO THE CITY OF KENEDY, KARNES COUNTY, TEXAS, AS SHOWN, DESIGNATED AND DESCRIBED ON THE PLAT OF SAID ADDITION APPEARING OF RECORD IN BOOK A, PAGE 91, OF THE MAP AND PLAT RECORDS OF KARNES COUNTY, TEXAS, ALL IMPROVEMENTS THEREON.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Dawson's Realty & Mortgages, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Secretary, United States Department of Agriculture, Rural Development
1293 Whisperwood Lane
Lawrenceville, GA 30043


SUBSTITUTE TRUSTEE

Bob Frisch, Vicki Rodriguez, Janice Stover, Jodi Steen, Jo Woolsey, Jennyfer Sakiewicz OR Garron Dean, Deanna Ray OR AUCTION.COM OR Kirk Schwartz, Esq. or Carson Emmons, Esq. c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

FILED

At 2:09 o'clock P. M

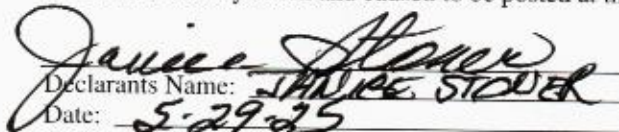
MAY 29 2025

CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS

 Deputy


CERTIFICATE OF POSTING

My name is JANICE STOVER, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Karnes County Clerk and caused to be posted at the Karnes County courthouse this notice of sale.


Declarants Name: JANICE STOVER
Date: 5-29-25

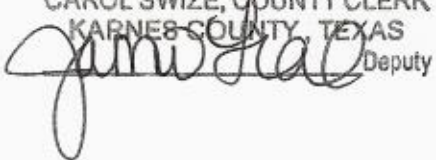
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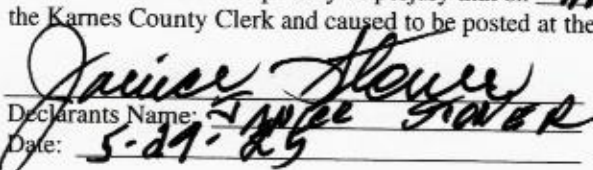
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At 2:09 o'clock P. M.

MAY 29 2025

CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS
 Deputy

CERTIFICATE OF POSTING

My name is JANICE STONER, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on MAY 29, 2025 I filed at the office of the Karnes County Clerk and caused to be posted at the Karnes County courthouse this notice of sale.


Declarant's Name: JANICE STONER

Date: 5-29-25