

# Notice of Foreclosure Sale & Appointment of Substitute Trustee

**Date:** June 11, 2024

**Type of Security Instrument:** 2<sup>nd</sup> Lien Deed of Trust

**Date of Instrument:** November 15, 2023

**Debtor:** Swift Sell Properties, LLC

**Original Trustee:** Andrea L. Dicks

**Substitute Trustee:** James N. Richards or Clayton Gaddis

**Current Beneficiary:** Paula Burin, Trustee of the Brain Trust (as to 73% divided interest) and Paula Burin, Trustee of the Michigan Mutual Development Trust (as to 27% divided interest)

**County of Property:** Caldwell County, Texas

**Recording Information:** Caldwell County Real Property Records Document Number 2024-000042

Filed this 11<sup>th</sup> day of June 2024  
4:17 P.M.  
**TERESA RODRIGUEZ**  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Reyna Mijares Deputy  
**Reyna Mijares**

**Property Description:** Being a 6.115 acre tract of land, more or less, out of the ANDREW CHURCHILL SURVEY, ABSTRACT NO. 66, Caldwell County, Texas being that same tract of land conveyed to Jesse O. Garza and Jesus A. Garza and described in deed recorded in Volume 329, Page 140, Official Public Records, Caldwell County, Texas (commonly known as 10894 State Park Rd , Lockhart, TX 78644).

**Date of Sale of Property:** July 2, 2024

**Earliest Time of Sale of Property:** The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place of Sale of Property:** The area located outside the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado Street, Lockhart, Texas 78644, or any other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.


**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

**The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:**

J.N. Richards Law, P.C.  
c/o Nate Richards  
407 E. Corsicana Street  
Athens, Texas 75751  
214-559-7387

Executed on June 11, 2024

  
James N. Richards  
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