

APR 4 2023

**NOTICE OF FORECLOSURE SALE** NICOLE TANNER  
COUNTY CLERK, HILL COUNTY, TEXAS

By: *[Signature]*, Deputy

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

#18

Date: April 4, 2023

**Deed of Trust:** Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: November 3, 2020

Original Trustee: Phillip H. Trew, Jr.  
100 S. Lakeshore Drive  
Weatherford, Texas 76087

Substitute Trustee: Keith Bradley  
Bradley & Hammond, Attorneys at Law  
13 E. Henderson Street  
Cleburne, TX, 76031

Grantor: Craig William Clevenger

Mortgagees/Lenders: Kendell Robinson and Brent Sprinkle (hereafter "Lenders")

Recording

Information: Recorded on November 16, 2020, under Document/Instrument Number 00117011, in Volume 2078, Page 755, in the Official Public Records of Hill County, Texas.

Property Address: 405 HCR 1414, Blum, Texas 76627-3158

Legal Description: All that certain lot, tract or parcel of land containing 10.0 acres situated in the M.P. Holleman Survey, A-399 in Hill County, Texas. Said land being a portion of that certain 173 acre tract conveyed by Daniel K. Pugh et ux, to Charlie Jean by deed dated December 30, 1941, and recorded in Volume 306, Page 411 of the Hill County Deed Records. This property is further described on Exhibit "A," attached hereto, and made a part hereof.

**Promissory Note Secured by Deed of Trust:** Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: November 3, 2020

Original Principal

Amount: \$110,000.00

Maturity Date: October 1, 2023

Maker/Borrower: Craig William Clevenger

Lenders: Kendell Robinson and Brent Sprinkle

**Warranty Deed with Vendor's Lien:** Warranty Deed with Vendor's Lien (The Term "Deed with Vendor's Lien" herein shall mean the Deed as so modified, renewed, and/or extended.)

Date: November 3, 2020  
Grantors: Kendell Robinson and Brent Sprinkle  
Grantee: Craig William Clevenger  
Recording Information: Recorded on November 16, 2020, under Document/Instrument Number 0011710, in Volume 2078, Page 749, in the Official Public Records of Hill County, Texas.

**Appointment of Substitute Trustee:**

Dated: March 13, 2023  
Substitute Trustee: Keith Bradley  
Mortgagees: Kendell Robinson and Brent Sprinkle  
Mortgagor: Craig William Clevenger  
Recording Information: Recorded on March 16, 2023, under Document/Instrument Number 00145534, in Volume 2246, Page 826, of the Official Public Records of Hill County, Texas. A copy of this Appointment of Substitute Trustee is attached hereto, and marked Exhibit "B".

**Property:** All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

**Sale Location:** At the East door of the Hill County Courthouse located in downtown Hillsboro, Hill County, Texas.

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 a.m., or within three hours from that time.

**Sale Date:** May 2, 2023

**Terms of the Sale:**

This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lenders, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust. Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property in an "AS IS" condition by public auction to the highest bidder for cash at the place and date specified. The net proceeds of the sale shall be applied to the balance owed on the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Due to the default under the terms of the Deed of Trust, the Lenders directed, by and through agents, the Substitute Trustee to administer the trust provisions.

The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Lenders to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on May 2, 2023, between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

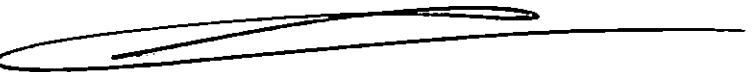
Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.**

THIS DOCUMENT ASSIGNS KEITH BRADLEY AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Keith Bradley, Substitute Trustee

11/17/2020 11:16:20 AM Page 2 of 2 OFFICIAL RECORDS

**Property (including any improvements):**

All that certain lot, tract or parcel of land containing 10.0 acres situated in the M.P. Holleman Survey A-399 in Hill County, Texas. Said land being a portion of that certain 173 acre tract conveyed by Daniel K. Pugh et ux to Charile Jean by deed dated December 30, 1941 and recorded in Volume 306, Page 411 of the Hill County Deed Records and being more particularly described as follows:

**BEGINNING** at an iron pin set for the southwest corner of this tract. Said point being the northwest corner of the James M. Shipley 9.0 acre tract described and recorded in Volume 526, Page 989 of the Hill County Deed Records.

**THENCE** N 29 deg. 55 min. W, 349.2 feet to an iron pin set for the northwest corner of this tract;

**THENCE** N 60 deg. 51 min. E, at 1,233.2 feet pass an iron pin, in all a distance of 1,243.9 feet to an iron pin set for the northeast corner of this tract;

**THENCE** S 31 deg. 08 min. E, 349.3 feet along the center of a county road to an iron pin set for the southeast corner of this tract;

**THENCE** S 60 deg. 51 min. W, at 25.4 feet pass an iron pin, in all a distance of 1,251.3 feet to the point of beginning, said tract containing 10.0 acres of land. Said tract including approximately 0.145 of one acre in county road, leaving a net of 9.855 acres of land, more or less, and being the same and identical property surveyed on the ground on December 22, 1981 by Kenneth L. Evans, Registered Public Surveyor, and also being the same and identical property conveyed from Elmar G. Brock et ux Peggy A. Brock to James F. Kaufmann et ux Carol C. Kaufman by deed dated February 2, 1985, recorded in Volume 654, Page 804, Hill County Deed Records, to which deed and its reference is here made for all purposes.

And being the same property conveyed in Volume 1726, Page 380, Real Property Records, Hill County, Texas.

**Prior Lien:** None.

**Other Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantor or subject to which title is taken by Grantor; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2020 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantor; and

EXHIBIT

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00145534 Pages: 3 OPR Vol: 2246 P: 826  
Filed 03/16/2023 09:17:44 AM By: EmilyD  
APPST  
Nicole Tanner - Hill County, TX County Clerk

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

Date: March 13, 2023

**Mortgagees:**

Kendell Robinson  
1005 Yvonne Drive  
Joshua, TX 76058

Brent Sprinkle  
456 HCR 2421 East  
Hillsboro, TX 76645

**Mortgagor:**

Craig William Clevenger  
405 HCR 1414  
Blum, TX 76627-3158

**Original Trustee:**

Phillip H. Trew, Jr.  
100 S. Lakeshore Drive  
Weatherford, Texas 76087

**Substitute Trustee:**

Keith Bradley  
Bradley & Hammond, Attorneys at Law  
13 E. Henderson Street  
Cleburne, TX, 76031

**Deed of Trust:**

Dated: November 3, 2020  
Name of Grantor: Craig William Clevenger  
Names of Mortgagees: Kendell Robinson and Brent Sprinkle  
Recording Information: Volume 2078, Page 755, Official Public Records  
of Hill County, Texas  
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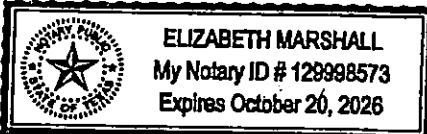


According to Section 51 of the Texas Property Code, Mortgagees are allowed to remove a trustee and appoint a substitute trustee. Kendell Robinson and Brent Sprinkle hereby remove Phillip W. Trew, Jr. as Trustee and assign Keith Bradley as Substitute Trustee under the Deed of Trust. Kendell Robinson and Brent Sprinkle instruct Keith Bradley to maintain the lien of the deed of trust in accordance with the laws of the state of Texas and the terms of the Note and Deed of Trust.

Kendell Robinson  
Kendell Robinson

Brent Sprinkle  
Brent Sprinkle

STATE OF TEXAS  
COUNTY OF Tarrant

§  
§  
§  


SUBSCRIBED AND SWORN TO before me on 3-13-2023,  
2023, by Kendell Robinson.

Elizabeth Marshall  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF Tarrant

§  
§  
§  


SUBSCRIBED AND SWORN TO before me on 3-13-2023,  
2023, by Brent Sprinkle.

Elizabeth Marshall  
Notary Public, State of Texas

**After Recording, Return to:**  
Bradley & Hammond  
Attorneys at Law  
13 E Henderson Street  
Cleburne, Texas 76031

11/17/2023 11:17:22 AM Page 2 of 2

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