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NOTICE OF FORECLOSURE SALE
("TRUSTEE'S" SALE)

MAY 11 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY M. Backin DEPUTY

NOTICE REGARDING MILITARY SERVICE

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.

DATE OF NOTICE: May 11, 2020

TYPE OF INSTRUMENT: Deed of Trust ("Deed of Trust")

DATED: August 13, 2019

GRANTOR: Rocky Wynn Brady

TRUSTEE: John A. Hay III

LENDER: Tyalor LLC DBA Lady Land Buyer

CURRENT HOLDER: Tyalor LLC DBA Lady Land Buyer

RECORDED IN: Deed of Trust is recorded under Instrument Number 00106853 of the real property records of Hill County, Texas

LEGAL DESCRIPTION & PROPERTY TO BE SOLD: All that Certain Lot, Tract, or Parcel of Land Lying and Situated in the County of Hill, State of Texas, and Being All of Lot Seven (7), Block Fifteen (15) of the Original Town of Hubbard, Hill County, Texas, and being the Same Property Described in a Warranty Deed from G.R. Anderson to Doyle Joe Fulton, Dated September 20, 1977, Recorded in Volume 564, Page 582, Hill County Deed Records

(More commonly known as: 305 NE 5th Street, Hubbard, Texas 76648)

SECURES: Promissory Note ("Note") in the original principal amount of \$5,750.00, executed by Rocky Wynn Brady

("Borrower"), and payable to the order of Lender/Holder

FORECLOSURE SALE:

DATE: June 2, 2020

TIME: The earliest time the sale will begin is 11:00 a.m., or within three hours after that time.

PLACE: **HILL COUNTY COURTHOUSE, TEXAS AT THE FOLLOWING LOCATION: THE EAST DOOR OF THE HILL 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.**

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Tylor LLC DBA Lady Land Buyer, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ian Ghrist, AND/OR Sarah Dill

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Tylor LLC DBA Lady Land Buyer, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Tylor LLC DBA Lady Land Buyer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Tylor LLC DBA Lady Land Buyer's, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Tylor LLC DBA Lady Land Buyer, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the

avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Tylor LLC DBA Lady Land Buyer. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, any Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT APPOINTS THE 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.

Name and Address of Sender of Notice:

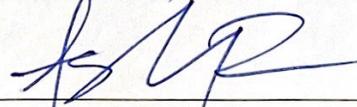
Renfro Hausheer, PLLC, Ashleigh Renfro, 2735 Villa Creek Drive, Suite, 140, Farmers Branch, Texas 75234; (972) 708-4425

Name and Address of Servicer:

DIA Servicing, LLC, 2735 Villa Creek Drive, Suite, 140, Farmers Branch, Texas 75234

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Renfro Hausheer, PLLC



By: Ashleigh Renfro, Trustee
2735 Villa Creek Drive, Suite 140
Farmets Branch, Texas 75234
Telephone (972) 708-4425
Fax (972) 521-6413

RECIPIENT(S)

ROCKY WYNN BRADY
207 HALL STREET
HILLSBORO, TEXAS 76645

**VIA CMRRR #7019-1640-0001-9056-5217
VIA USPS FIRST CLASS MAIL**

DATE SENT: 5/11/2020

I HEREBY CERTIFY THAT ON MAY 11, 2020, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro