

#36

Hill County

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, September 1, 2020 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: Hill County Courthouse steps outside the east door of the Hill County Courthouse, Hillsboro, Hill County, Texas (provided the foreclosure sale may move to the interior of the Hill County Courthouse near the east door in the event of inclement weather), to the highest bidder for cash. The east side of the Hill County Courthouse faces Waco Street.

DEED OF TRUST LIEN:

Name of Document: Deed of Trust (the "Deed of Trust")

Date: June 10, 2016

Grantor: Whitney Range, LLC,
a Texas limited liability company

Beneficiary: LLBP, LLC,
a Texas limited liability company

Trustee: Jack T. Gannon

Address of Trustee: 211 E. Franklin
P. O. Box 1096
Hillsboro, Texas 76645

Recording Information: Volume 1869, Page 478, Official Public Records, Hill County, Texas

Property: All those certain lots, tracts or parcels of land lying and situated in Hill County, Texas, more particularly described on **Exhibit A** attached hereto and incorporated herein for all purposes, together with the personal property described on **Exhibit B** attached hereto and incorporated herein for all purposes. The Property includes not only the real property described in the Deed of Trust, but all personal property described in the Deed of Trust.

INDEBTEDNESS SECURED:

Name of Document: Promissory Note (the "Note").

Date: June 10, 2016

Face Amount: \$475,00.00

FILED 12:00 P M

AUG 10 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY Lisa Basset DEPUTY

Maker: Whitney Range, LLC,
a Texas limited liability company

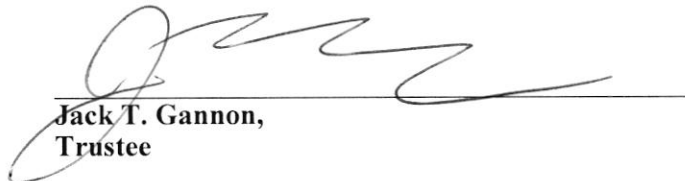
Payee: LLBP, LLC,
a Texas limited liability company

Default has occurred in the payment of the Note secured by the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The Payee of the Note and the Beneficiary of the Deed of Trust has requested that the undersigned, as Trustee under the Deed of Trust, sell the Property with the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust. Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property by public sale to the highest bidder for cash in accordance with the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, as amended, the Property will be sold and the purchaser at the foreclosure sale will acquire the Property "AS IS" without any expressed or implied warranties, except as to warranties of title and at the purchaser's own risk.

ACTIVE MILITARY SERVICE NOTICE

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.

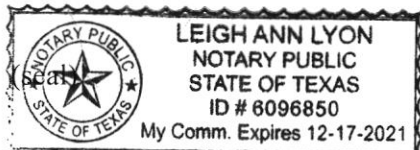
IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on August 10, 2020.



Jack T. Gannon,
Trustee

STATE OF TEXAS §
 §
COUNTY OF HILL §

This instrument was acknowledged before me on August 10, 2020, by **Jack T. Gannon**, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





Notary Public, State of Texas

After recording, return to:
Jack T. Gannon, Esq.
Sims Moore Hill & Gannon, L.L.P.
P. O. Box 1096
Hillsboro, Texas 76645

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EXHIBIT A

Property

TRACT 1

All that certain 1.297 acres of land, more or less, being all of Lots 69-81 of the Lake Whitney R.V. Community, Phase I, Subdivision in Hill County, Texas, according to the plat recorded in Slide B-183 of the Official Plat Records of Hill County. Said land is a part of those certain tracts described in a deed from Bay Family Trust, et al, to Frank W. Johnson, recorded in Volume 1316, Page 778 of the Official Public Records of Hill County, Texas.

TRACT 2

All that certain 0.641 acres of land, more or less, being a part of Lots 63-68 of the Lake Whitney R. V. Community, Phase I, Subdivision in Hill County, Texas, according to plat recorded in Slide B-183 of the Official Plat Records of Hill County. Said land is a part of that certain "Tract I" described in a deed from Frank M. Johnson, et ux, Judith A. Johnson, to Benton Properties, LLC, recorded in Volume 1786, Page 727, and all that certain 0.005 acre tract described in a deed from Curtis Pellegrin to Benton Properties, LLC, recorded in Volume 1849, Page 508 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:

- BEGINNING** at a 5/8" iron rod found at the intersection of the north line of Yellowstone Drive with the east line of Big Horn Drive for the southwest corner of said Lot 68, for the southwest corner of said "Tract I," and for the southwest corner of this;
- THENCE** with the east line of Big Horn Drive and with the west line of said Lot 68, N 19° 03' 41" E 83.50 feet to an "X" cut in concrete at the intersection of the west line of said Lot 68 with the existing south line of Yosemite Drive (platted as a 25' utility easement) for the northwest corner of said "Tract I" and for the northwest corner of this;
- THENCE** with the existing south line of Yosemite Drive and with the north line of said "Tract I," S 74° 42' 41" E 290.72 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the northwest corner of that certain 0.003 acre tract described in a deed to Curtis Pellegrin recorded in Volume 1849, Page 503 of the Official Public Records of Hill County and for the northeast corner of this, said rod being S 19° 14' 45" W 24.98 feet and N 74° 42' 41" W 6.00 feet from a 5/8" iron rod found for the northeast corner of said Lot 64;
- THENCE** S 11° 53' 49" W 105.37 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found in the south line of said Lot 63 and in the north line of Yellowstone Drive for the southeast corner of said 0.005 acre tract and for the southeast corner of this;
- THENCE** with the north line of Yellowstone Drive, N 70° 25' 31" W 7.50 feet to a 5/8" iron rod found for the southwest corner of said 0.005 acre tract, for the southwest corner of said Lot 63, and for the southeast corner of said "Tract I" and N 70° 34' 49" W 295.74 feet to the **Place of Beginning**, containing 0.641 acres of land.

TRACT 3

All that certain 2.019 acres of land lying and situated in the Joseph Punchard Survey, A-7 in Hill County, Texas. Said land is a part of that certain 8.134 acre "Tract III" described in a deed from Frank M. Johnson, et ux, Judith A. Johnson, to Benton Properties, LLC, recorded in Volume 1786, Page 727 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:

- BEGINNING** at a 5/8" iron rod found in a fence line in the southwest line of Grand Teton Drive and in the northeast line of that certain tract described in a deed to Clyde Thomas Patton recorded in Volume 1476, Page 32 of the Official Public Records of Hill County for the most westerly corner of the Lake Whitney R. V. Community, Phase I Subdivision, according to the Plat recorded in Slide B-183 of the Official Plat Records of Hill County, for the most southerly corner of said 8.134 acre tract, and for the most southerly corner of this;
- THENCE** with the northeast line of said Patton tract, with the southwest line of said 8.134 acre tract, and generally along a fence, N 40° 35' 05" W 283.27 feet to a 1/2" iron rod set for the most westerly corner of this, said rod being S 40° 35' 05" E 140.83 feet from a 3" iron pipe post found at the end of said fence for the most northerly corner of said Patton tract and for an inside ell corner of said 8.134 acre tract;
- THENCE** N 47° 29' 09" E 283.09 feet to a 1/2" iron rod set for the most northerly corner of this;
- THENCE** S 45° 43' 30" E 338.06 feet to a cotton spindle set in asphalt in a southeasterly line of said 8.134 acre tract and in the northwest line of said Lake Whitney R. V. Community, Phase I for the most easterly corner of this, said rod being S 43° 18' 57" W 13.24 feet from a 1/2" iron rod found for an inside ell corner of said 8.134 acre tract;
- THENCE** S 43° 18' 57" W 96.59 feet to a railroad spike found for an inside ell corner of said Subdivision, for an outside ell corner of said 8.134 acre tract, and for an outside ell corner of this;
- THENCE** N 65° 55' 21" W 17.25 feet to a railroad spike found, N 74° 46' 31" W 41.96 feet to a 5/8" iron rod found, and N 50° 07' 54" W 34.84 feet to a 5/8" iron rod found for an outside ell corner of said Subdivision, for an inside ell corner of said 8.134 acre tract, and for an inside ell corner of this;
- THENCE** S 39° 49' 03" W 182.99 feet to the **Place of Beginning**, containing 2.019 acres of land.

TRACT 4

All that certain lot, tract or parcel of land lying and situated in the Joseph Punchard Survey, A-7 in Hill County, Texas. Said land is a part of that certain 8.134 acre "Tract III" described in a deed from Frank M. Johnson, et ux, Judith A. Johnson, to Benton Properties, LLC, recorded in Volume 1786, Page 727 of the Official Public Records of Hill County, more particularly described as follows:

- BEGINNING** at a 1/2" iron rod set in the northeast line of that certain tract described in a deed to Clyde Thomas Patton recorded in Volume 1476, Page 32 of the Official Public Records of Hill County and in the southwest line of said 8.134 acre tract for the southwest corner of this, said rod being N 40° 35' 05" W 283.27 feet from a 5/8" iron rod found in a fence line in the southwest line of Grand Teton Drive for the most westerly corner of the Lake Whitney R. V. Community, Phase I Subdivision, according to plat recorded in Slide B-183 of the Official Plat Records of Hill County and for the most southerly corner of said 8.134 acre tract;

- THENCE** with the northeast line of said Patton tract, with the southwest line of said 8.134 acre tract, and generally along a fence, N 40° 30' 45" W 141.00 feet to a 3" iron pipe post found for the most northerly corner of said Patton tract, for an inside ell corner of said 8.134 acre tract and for an inside ell corner of this;
- THENCE** with the northwest line of said Patton tract, S 58° 54' 29" W 54.66 feet to Corps monument #573-12 found in the southeast line of U. S. Army Corps of Engineers boundary (Lake Whitney, Tract #573) for corner;
- THENCE** with the southeast line of said Corps boundary and with the northwest line of said 8.134 acre tract, the following courses and distances;
- N 41° 24' 26" E 81.12 feet to Corps monument #573-13 found,
N 44° 26' 05" W 130.49 feet to Corps monument #573-14 found,
N 08° 47' 06" W 132.93 feet to Corps monument #573-15 found,
N 17° 28' 22" W 78.03 feet to a ½" iron rod set for the northwest corner of this, said rod being S 17° 28' 22" E 16.15 feet from Corps monument #573-16;
- THENCE** N 57° 15' 13" E 32.75 feet to a ½" iron rod set for the northeast corner of this;
- THENCE** S 19° 53' 13" E 73.98 feet to a ½" iron rod set,
S 10° 57' 04" E, 143.98 feet to a ½" iron rod set,
S 60° 57' 13" E 99.44 feet to a ½" iron rod set, and
S 57° 28' 44" E 187.50 feet to a ½" iron rod set for the southeast corner of this;
- THENCE** S 47° 29' 09" W 142.80 feet to the **Place of Beginning**, containing 0.759 acres of land.

EXHIBIT B

Personal Property

Laundry Room

Money Changer

Coin Operated

Whirlpool Gas Dryers(2) CGM2941TQ1 , CGM2941TQ1

Whirlpool electric Dryers(2) CEM2750KQ3 , CEM2940TQ0

Whirlpool washers (4) CAM2742TQ2 , CAM2742TQ2 ,no tag ,CAM2742TQ0

Banquet Hall

Window AC (2) GE AEW05LPQ1 , ASW06LLS1

7 round tables , 5 rectangle tables , 55 padded chairs, 30 chairs in closet

Kitchen

Micro wave , Tappan Stove , Dishwasher FDB510LCS3, RefrigeratorTT14CKXXW00

Game Room

Frigidaire Stove , refrigerator , Dishwasher and a microwave

Coin operated pool table , big screen TV , WE game , 2 Poker tables

Suite1

Refrigerator , stove Micro , flat screen (not able to get in suite)

Suite 2

Flat Screen, micro wave , small refrigerator (not able to get into suite)

Boat

2004 Suntracker BUJ40154E404

50HP Motor 1B017030

Gate

Linear Model AE-500