

**NOTICE OF FORECLOSURE SALE**

July \_\_\_\_\_, 2018

**Deed of Trust:**

Dated: June 5, 2013  
 Grantor: Randy Akridge, a single person  
 Trustee: Patricia Coy  
 Lender: Sidney C. Walker

FILED  
 NICOLE TANNER, COUNTY CLERK  
 HILL COUNTY, TEXAS  
 2018 JUL 19 A 11:26

Recorded: Volume 1756, Page 811 of the Hill County Official Public Records

Legal Description: All those certain lots or parcels of land being situated in the Tall Timber Estates Unit III Subdivision, Hill County, Texas, being Lots 244, 245, 246, 313, 425, 426, 427, 429 and 430, Hill County, Texas, according to the plat filed in Slide 97-A of the Plat Records of Hill County, Texas.

Secures: A promissory note (*the Note*) in the original principal amount of \$45,174.00, executed by Randy Akridge, (*Borrower*) and payable to the order of Lender.

**Foreclosure Sale:**

Date: Tuesday, September 4, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Hill County Courthouse, 1 North Waco Street, Hillsboro, Hill County, Texas 76645, in the area designated by the Hill County Commissioners Court pursuant to Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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 Sidney C. Walker's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations

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, Sidney C. Walker, 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 Sidney C. Walker's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Sidney C. Walker's rights and remedies under the Deed of Trust and *Texas Business and Commerce Code Section 9.604(a)*.

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.

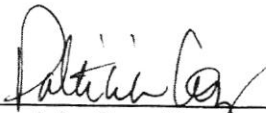
If Sidney C. Walker passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the *Texas Property Code*.

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 Sidney C. Walker. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to *Texas Property Code Section 51.009*, 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 *Texas Property Code Section 51.0075(a)*, 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.

**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.**



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Patricia Coy, Trustee  
Patricia Coy & Associates, LLC  
815 West 5th Street  
Clifton, Texas 76634-1519  
Telephone: 254-675-8663  
Facsimile: 254-675-4567  
pcoy@bosquelaw.com