

SUBSTITUTE TRUSTEE'S
NOTICE OF FORECLOSURE SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2016 JAN - 8 P 2:52

1. *Property to Be Sold.* The property to be sold is described as follows (including any improvements located thereon):

Being Parcel #1 out of a 52.95 acre tract lying in the D. P. Cunningham Survey, Abstract 146, Hill County, Texas; being the same 52.95 acre parcel conveyed by General Warranty Deed from Weldon G. Wadsworth to Bill Cooper; said Deed executed and filed for record in Volume 1193, Pages 0297 through 0299, of the Hill County Deed Records on November 21, 2002. Parcel #1 being described by metes and bounds as follows:

Beginning at the southwest corner of said 52.95 acre tract at a control monument (a 5/8" iron rod) in the centerline of Hill County Road #4228. Thence North 30 degrees, 00 minutes, 00 seconds West, along the centerline of HCR 4228, a distance of 213.23 feet to an iron rod at the northwesterly corner of this parcel on the centerline of Hill County Road # 4228. Thence North 59 degrees, 56 minutes, 30 seconds East, a distance of 2042.38 feet to an iron rod. Thence South 30 degrees, 14 minutes, 50 seconds East along the northeasterly fence line, a distance of 213.23 feet, to a 6" diameter wood fence post found at the northeast corner of said 52.95 acre tract. Thence South 59 degrees, 56 minutes, 30 seconds West, a distance of 2043.30 feet to the Point of Beginning, closing a traverse of Parcel # 1, containing 10 acres of land.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in the Real Property Records of Hill County, Texas, on January 17, 2003, under Volume 1200, Page 0806 from Lionel Saucedo and Florinda Saucedo, Grantor, to Steve Van Rooy, Trustee on behalf of B. Cooper.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: February 2, 2016

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas or if the preceding area is no longer the designated area, the most recently designated by the Hill County Commissioner's Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. 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 in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described including but not limited to (a) the Promissory Note in the original principal amount of \$38,000.00, and (b) all renewals and extensions of the note.

6. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested, Kimberly A. Markel or J. Jeffrey Springer, as substitute trustees, either of whom may act alone, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.

Dated: January 7, 2016



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