

NOTICE OF 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.

1. *Property to Be Sold.* The property to be sold is described as follows: BEING Lots Three (3) and Four (4) of the Brewer Addition to the Town of Kosse, Limestone County, Texas, as shown by a plat of an actual ground survey and more particularly described as follows:

BEGINNING at an iron pin in the North right of way line of State Highway 7, said pin being the Southwest corner of Lot 3;

THENCE N. 14 deg. 22' 30" E. 155.3 feet along an old fence line to the Northwest corner of Lot 3;

THENCE S. 75 deg. 23' 40" 98.9 feet along the North boundary of Lots 3 and 4 to an iron pin for corner;

THENCE S. 14 deg. 00' 50" W. 159.5 along the East line of Lot 4 with an existing chain link fence to an iron pin set in the North right of way line of State Highway 7 for corner;

THENCE around a 1 degree curve to the right 100.0 feet, which has a radius of 5730 feet and a Long Chord Bearing of N. 73 deg. 04' 30" W. for a distance of 100.00 feet, to the place of beginning and containing 0.359 acre of land.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 20130797, Official Public Records of Limestone County, Texas.

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

Date: November 1, 2016

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Limestone County Courthouse in Groesbeck, Texas, at the place designated by the Limestone County Commissioner's Court for public foreclosure sales.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the *Texas Property Code*. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rhonda Sue Gardner.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$60,500.00, executed by Rhonda Sue Gardner, and payable to the order of Leger-Hull Partnership, LLC, a Texas limited liability company, also known as Leger-Hull Partners, LLC, a Texas limited liability company, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Leger-Hull Partnership, LLC, a Texas limited liability company, also known as Leger-Hull Partners, LLC, a Texas limited liability company.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated September 26, 2016.



WALT FAIR, Trustee

00001203

Filed for Record in:
Limestone County

On: Sep 26, 2016 at 09:11A

By: Janice Ledet

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Sep 26, 2016

Peggy Beck, County Clerk
Limestone County