

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 a 1.1734 acre tract of land out of and a part of the H & TC Railroad Survey, Section 13, in Limestone County, Texas, and a part of a called 1.788 acre tract described in a deed from Lois Spivey et ux to Fred Sam et ux dated July 14, 1993, as recorded in Volume 892, Page 646, of the Deed Records of Limestone County, Texas. Said 1.1734 acre tract being more particularly described in metes and bounds as follows:

Beginning at an iron set in the most northerly Northeast corner of the said 1.788 acre tract and the West line of Spivey Lane,

Thence S 30 degrees 05 minutes E 203.5 feet with the West line of Spivey Lane to an iron rod for a corner,

Thence S 61 degrees 12 minutes W 143.52 feet to an iron rod set for a corner,

Thence N 30 degrees 48 minutes W 55.9 feet with an existing fence to an iron rod set for a corner,

Thence S 59 degrees 46 minutes W 149.3 feet to an iron rod set for a corner,

Thence N 33 degrees 13 minutes W 144.1 feet with an existing fence to an iron rod set for a corner,

Thence N 59 degrees 44 minutes E 301.3 feet with the existing fence line to the place of beginning, and containing 1.1734 acres of land, together with all improvements, fixtures, and appurtenances thereto.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 20150390Real Property 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: April 3, 2018

Time: The sale will begin no earlier than 1:00 P.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 following location: At the front door of the Limestone County Courthouse in Groesbeck, Texas.

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 refiled 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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

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 Bob Willis and wife, Lisa Willis. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

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 \$35,000.00, executed by Bob Willis and wife, Lisa Willis, and payable to the order of Danny Leger, who 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, Danny Leger.

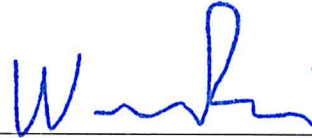
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Filed for Record in:
Limestone County

Dated February 27, 2018.

On: Feb 27, 2018 at 08:17A

By: Olga Guzman



WALT FAIR, Trustee
Attorney for Danny Leger
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1508 North Valley Mills Drive
Waco, Texas 76710
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Telecopier: (254) 772-6432

STATE OF TEXAS COUNTY OF LIMESTONE

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

Feb 27, 2018

Peggy Beck, County Clerk
Limestone County