

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on June 1, 2005, Thomas Turner and spouse Anna Belyeu Turner, as Grantors to Claude Hargrave, Trustee, executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of \$31,100.00 (Thirty-One Thousand, One Hundred and 00/100s Dollars) payable to Kelley G. Hargrave, said Deed of Trust being filed for record on June 3, 2005 as document #168096 in Volume 32, page 463, of the Live Oak County Clerks Records. Subsequently per instrument recorded as Document # 207326 in Volume 262, Page 791 of the Live Oak County Clerk's Records, an Assignment of Notes and Liens dated July 2, 2013 in favor of The Henly Group, LTD to which and the record thereof reference is made for all purposes.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, The Henly Group, LTD, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 1, 2019 beginning at 1:00 o'clock pm or not later than 4 o'clock pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Live Oak County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Live Oak County, Texas, which real property is described as follows:

Legal Description: Lot number Six (6), Block Number Thirty-Six (36), city of Three Rivers, Live Oak County, Texas, according to plat recorded in Volume "T", Page 1, Deed Records, Live Oak County, Texas.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

FILED Dec. 11 A.D. 2018
LIVE OAK COUNTY, TEXAS
IDA VASQUEZ, CLERK, COUNTY COURT
BY [Signature] DEPUTY
AT 11:25 O'CLOCK AM

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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 HEREOF, this instrument has been executed to be effective December 1, 2018

Property Address: 310 East Church St, Three Rivers, Live Oak County, TX 78071

Substitute Trustee, _____

Cheri Hinkle