


Notice of Foreclosure Sale

February 7, 2019

Deed of Trust ("Deed of Trust"):

20190200 B: RP V: 544 P: 316 NOTTS
02/07/2019 01:59 PM Total Pages: 4 Fee: 2.00
Kiesha Bagwell County Clerk- Hamilton County, Texas



Dated: October 31, 2012
Grantor: Dr. Jones Computers, LLC
Trustee: Carey Stewart
Substitute Trustee: Jason M. Johnson
Lender: Texas Bank
Recorded in: Volume 466, Page 270, of the Real Property Records of Hamilton County, Texas

Legal Description:

All that certain lot, tract or parcel of land situated in Hamilton County, Texas, being described as follows:

BEGINNING at a point which is S.71 E. 220 feet from the Northwest corner of Block No. Twenty-Nine (29) of the Wagner Addition to the Town of Hamilton;

THENCE S. 71 E. 125 feet to a corner;

THENCE S. 19 W 150 feet to a corner;

THENCE N. 71 W. 125 feet to a corner;

THENCE N. 19 E 150 feet to the place of beginning and being a part of Block No. 29 of the Wagner Addition to the Town of Hamilton.

Secures:

Promissory Note ("Note") in the original principal amount of \$54,000.00, executed by Dr. Jones Computers, LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, March 5, 2019
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: The South Door of the Hamilton County Courthouse or at such other location having been designated by the Hamilton County Commissioners.

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 Lender'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 of the Deed of Trust. Because of that default, Texas Bank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Order Authorizing Foreclosure of Real Property, the Deed of Trust, and applicable Texas law.

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

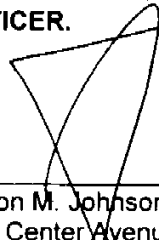
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute 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 Substitute 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Jason M. Johnson, as Substitute Trustee
315 Center Avenue
Brownwood, Texas 76801
325-643-2777
Fax: 325-646-5534

FILED and RECORDED

Instrument Number: 20190200 B: RP V: 544 P: 316

Filing and Recording Date: 02/07/2019 01:59:11 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.