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Notice of Foreclosure Sale

May 13, 2019

FILED
NICOLE TAMMER, COUNTY CLERK
HILL COUNTY, TEXAS
2019 MAY 13 P 3:59

Deed of Trust ("Deed of Trust"):

Dated: May 30, 2018

Grantor: Yolanda Valencia

Trustee: Emily Ward

Lender: Barbara Ann Fox White

Recorded in: Volume 1960, Page 6 of the real property records of Hill County, Texas

Legal Description:

TRACT ONE:

All that certain tract, lot or parcel of land situated in Hill County, Texas, and being Lot No. 5 in Block 28, of the Rose Hill Addition to the City of Hillsboro, Hill County, Texas, and being the same property described in a deed from Earle F. Jacoby, a single man to Edgar Allen Fox and wife, Mary Elizabeth Fox, dated February 1, 1947, and recorded in Volume 341, Page 11, of the Deed Records of Hill County, Texas.

TRACT TWO:

All that certain lot, tract or parcel of land in Hill County, Texas being the North 1/2 of Lot No. 3, in Block 28 of the Rose Hill Addition to the City of Hillsboro, Hill County, Texas, as shown by plat of said Addition of Record in County Clerk's Office of Hill County, Texas, in Volume 48, at Page 274, of the Deed Records of Hill County, Texas, and being the same property described in a deed from A. Cliett, et ux to E. A. Fox et ux dated March 20, 1950, and recorded in Volume 360, at Page 84 of the Deed Records of Hill County, Texas.

TRACT THREE:

All of those certain tracts or parcels of land located in the City of Hillsboro, Hill County, Texas, and known as all of Lots 7 and 9, in Block 28, of the Rose Hill Addition to the City of Hillsboro, Hill County, Texas, as shown on the plat of the same now of record among the Deed Records of Hill County, Texas, to which reference is here made for a better description of the said property, and being the same property described in a deed from Mrs. T.W. Mitchell, Sr., a widow, (also known as Pearl F. Mitchell) to E. A. Fox and wife, Mary Fox, recorded in Volume 490, Page 371, Deed Records of Hill County, Texas, on January 23, 1969.

TRACT FOUR:

All that certain lot, tract or parcel of land lying and situated in the J.A. Caruthers Survey, A-148, in Hill County, Texas, being a part of the Rose Hill Annex to the City of Hillsboro, Hill County, Texas, recorded in Volume 48, Page 274, Deed Records of Hill County, Texas, being a portion of that certain tract of land described as a portion of Maxwell Street, vacated and abandoned in Ordinance Number 02004-12-01, recorded in Volume 1321, Page 569, Official Public Records of Hill County, Texas, being the same

property described in a Quitclaim Deed from Efrain Castaneda and wife, Anjelica Castaneda to Edgar Allen Fox, a single person, recorded in Volume 1328, Page 475, Official Public Records of Hill County, Texas, on February 8, 2005, and being more particularly described in the attached Exhibit A.

TRACT FIVE:

All that certain lot, tract or parcel of land lying and situated in the J.A. Caruthers Survey, A-148, in Hill County, Texas, being a part of the Rose Hill Annex to the City of Hillsboro, Hill County, Texas, recorded in Volume 48, Page 274, Deed Records of Hill County, Texas, being a portion of that certain tract of land described as a portion of Maxwell Street, vacated and abandoned in Ordinance Number 02004-12-01, recorded in Volume 1321, Page 569, Official Public Records of Hill County, Texas, being the south half of Maxwell Street adjacent to Lot 9, Block 28, Rose Hill Annex, which reverted to adjacent owners.

Secures: Promissory Note ("Note") in the original principal amount of \$30,000.00, executed by Yolanda Valencia ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 4, 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 and not later than three hours thereafter.

Place: 80 Waco Street, Hillsboro, Texas, at the following location: East side of the Hill County Courthouse.

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 Barbara Ann Fox White'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, Barbara Ann Fox White, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Barbara Ann Fox White's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Barbara Ann White'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

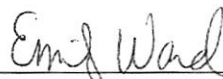
If Barbara Ann Fox White passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Barbara Ann White. 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, 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 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.



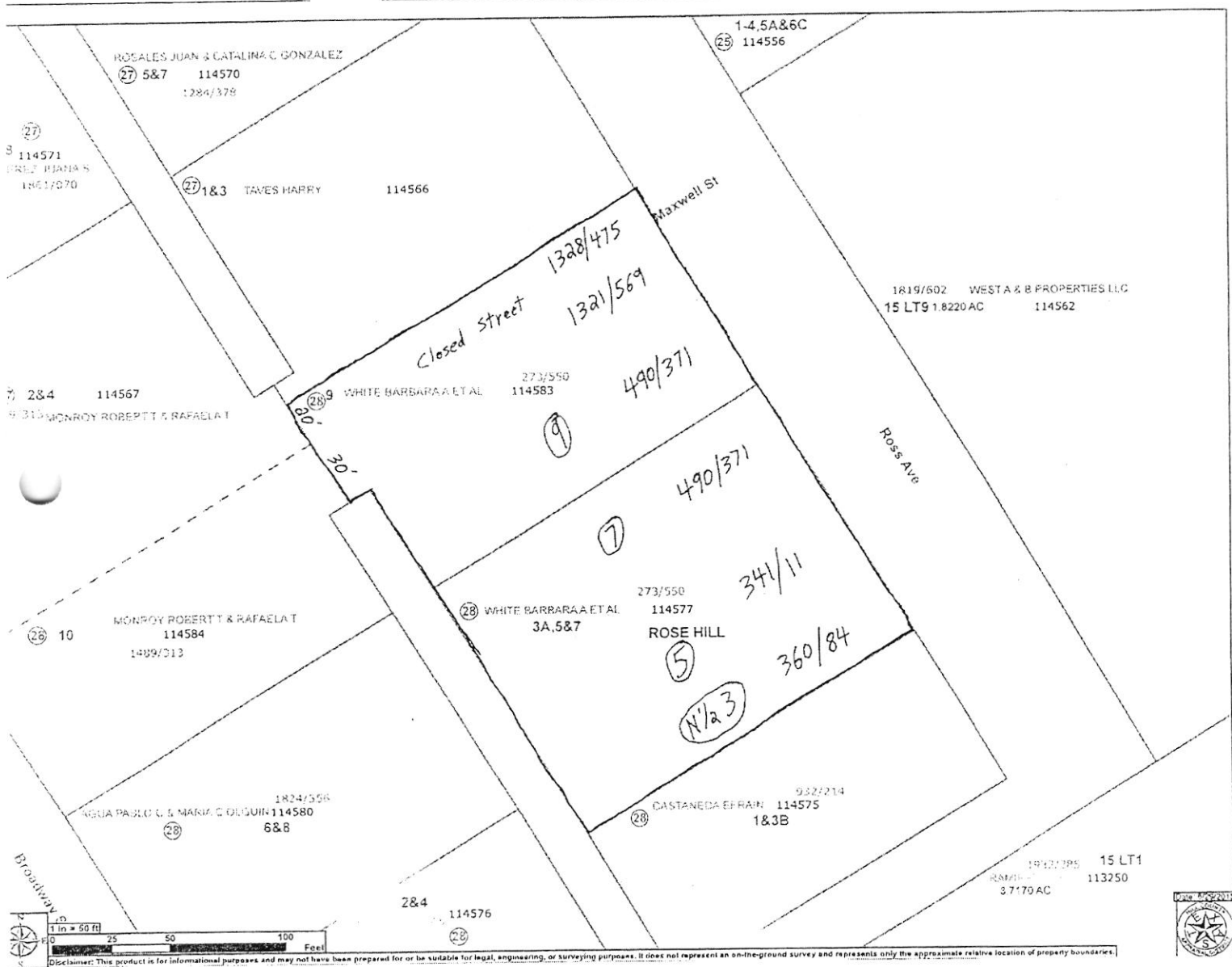
Emily Ward
64 West Elm
Hillsboro, Texas 76645
Telephone (254) 582-7337
Telecopier (254) 582-9911

EXHIBIT A

Legal Description

All that certain lot, tract or parcel of land lying and situated in the **J. A. Caruthers Survey, A-148**, in Hill County, Texas, being a part of the **Rose Hill Annex** to the City of Hillsboro, Hill County, Texas, recorded in Volume 48, Page 274, Deed Records of Hill County, Texas, being a portion of that certain tract of land described as a portion of Maxwell Street, vacated and abandoned in Ordinance Number 02004-12-01, recorded in Volume 1321, Page 569, Official Public Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING** at a 5/8 inch iron rod set for a corner, lying in the east line of that portion of Maxwell Street described in Volume 1321, Page 569, Official Public Records of Hill County, Texas, the west line of Ross Avenue, said corner bears North 27 degrees 45 minutes 00 seconds West 314.58 feet from a 1/2 inch iron rod found for a corner lying in the intersection of the west line of Ross Avenue and the north line of that certain tract of land described in the deed to J. C. Thornton, recorded in Volume 334, Page 406, Deed Records of Hill County, Texas;
- THENCE** South 63 degrees 07 minutes 46 seconds West 157.52 feet along the center of Maxwell street to a 5/8 inch iron rod set for a corner lying in the east line of a 20 foot alley;
- THENCE** North 27 degrees 45 minutes 00 seconds West 20.00 feet to a 5/8 inch iron rod set for a corner;
- THENCE** North 63 degrees 07 minutes 46 seconds East 157.52 feet to a 5/8 inch iron rod set for a corner lying in the west line of Ross Avenue and the east line that portion of Maxwell Street described in said Volume 1321, Page 569;
- THENCE** South 27 degrees 45 minutes 00 seconds East 20.00 feet to the **POINT OF BEGINNING** and containing 0.07 acres of land, more or less.



Sketch

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

