

NOTICE OF TRUSTEE'S SALE

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2019 OCT 31 10:02 AM  
Situs Address 5

- 1. *Property to Be Sold.* The property to be sold is described as follows: All that certain lot, tract or parcel of land known as Hubbard OT Block 101, Lot 2, with all improvements. Property ID: 137134, Geographic ID: 12608-16000-01010-002-001, Situs Address: **803 SW 3<sup>rd</sup> Street, Hubbard, TX**
- 2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in Volume 1818, Page 165 of the OPR of Hill County, Texas, on February 18, 2015.
- 3. *Date, Time and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: **11/05/2019**

Time: The sale will be held no earlier than 10:00am or no later than three hours thereafter.

Place: EAST DOOR OF THE HILL COUNTY COURTHOUSE, LOCATED AT 1 N WACO STREET, HILLSBORO, TEXAS, OR AS DESIGNATED BY THE HILL COUNTY COMMISSIONER'S COURT.

The Deed of Trust permits the beneficiary to abandon the 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 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. **Opening bid: \$7,300.00**

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

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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 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 **Juan Sanchez and Crystal Govea**.

The real property encumbered by the Deed of Trust will be sold at the sale in accordance with the provision of the Deed of Trust.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations"), including but not limited to the promissory note executed effective as of February 18, 2015 in the original principal amount of \$15,000.00, executed by **Juan Sanchez and Crystal Govea**, and payable to the order of **Flatt Real Estate Group, Inc.**, a Texas Corporation. **Flatt Real Estate Group, Inc.**, a Texas Corporation 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 at 7215 Phillips Drive, Bryan, TX 77808.

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the Armed Forces of the United States. If you or your spouse is serving in active military duty, including active military duty as a member of the Texas National Guard, 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.**

Executed this 1st day of October, 2019.

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KIVAN J. FLATT  
7215 Phillips Drive  
Bryan, Brazos County, TX 77808  
Ph: 979-324-4808