



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Foreclosure Sale Deed

Date: February 4, 2020

Deed of Trust

Date: January 19, 2019

Grantor: Jimmie Benton

Original Beneficiaries: Wayne Walls

Current Beneficiaries: Wayne Walls

Trustee: Connie Z. White

Recording Information: Volume 543, Page 538, Real Property Records of Hamilton County, Texas

Property:

All that certain tract or parcel of land being a tract 57.5 feet North and South and 84 feet East and West out of the Northeast Corner of Lot Two (2) Block Three (3) Wagner Addition to the Town of Hamilton, Hamilton County, Texas and being all of Lot Two (2) Block Three (3) Wagner Addition SAVE AND EXCEPT a tract set forth in Deed from Wayne Walls and wife, Norma Kay Walls to Kristopher Tennison and wife, Tonja Tennison recorded at Volume 299 Page 490 Deed Records of Hamilton County, Texas and further SAVE AND EXCEPT a Deed from Wayne Walls and wife, Norma Kay Walls to Jean Ann Seale recorded in Volume 252 Page 459 Deed Records of Hamilton County, Texas.

Note Secured by Deed of Trust (Note)

Date: January 19, 2019

Maker: Jimmie Benton

Original Principal Amount: \$6,200.00

Original Payees: Wayne Walls

Current Holder: Wayne Walls

Date of Sale of Property (first Tuesday of month): February 4, 2020

Time Sale of Property Began: 10:05 a.m.

Place of Sale of Property: Northeast portico of Hamilton County Court House, Hamilton, Texas

Buyer: Wayne Walls

Buyer's Mailing Address:

Wayne Walls
410 S. Reagan St.
Hamilton, Texas 76531
Hamilton County

Amount of Sale: \$ 4,000.⁰⁰ credit on Note

By Deed of Trust, Grantor conveyed to Connie Z. White, as Trustee, certain property for the purpose of securing and enforcing payment of the indebtedness and obligations therein described (collectively, the Obligations), including but not limited to the Note and all renewals and extensions of the note.

Default has occurred in the payment of the Obligations when due. The unpaid balance of the principal of the Obligations was accelerated, and default has occurred and is continuing in the payment of the Obligations. Wayne Walls, the current Holder of the Obligations and the current Beneficiary of the Deed of Trust, requested Connie Z. White, as Trustee, to enforce the trust of the Deed of Trust.

Pursuant to the requirements of the Deed of Trust and the laws of the state of Texas, written notice of the time, place, date, and terms of the public foreclosure sale of the Property was posted at the courthouse door of Hamilton County, Texas, the county in which the Property is situated, and a copy of the notice was also filed with the county clerk of Hamilton County, Texas, each notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale.

Additionally, written notice of the time, date, place, and terms of the foreclosure sale was served on behalf of the current Beneficiaries by certified mail on each debtor who, according to the records of the current Beneficiaries, is obligated to pay any of the Obligations. The certified mail notice was timely sent by depositing the notice in the United States mail, postage prepaid in proper amount, and addressed to the debtor at the debtor's last known address as shown by the records of the current Beneficiaries at least twenty-one days preceding the date of the foreclosure.

Written notice of default and of the opportunity to cure the default to avoid acceleration of the maturity of the note was served on behalf of the current Beneficiaries by certified mail on each debtor who, according to the records of the current Beneficiaries, is obligated to pay any of the Obligations. The certified-mail notice was timely sent by depositing the notice in the United States mail, postage prepaid in proper amount, and addressed to the debtor at the debtor's last known address as shown by the records of the current Beneficiaries at least twenty days preceding the date of the acceleration of the maturity of the note and the posting of the mortgaged Property for foreclosure.

Attached is an affidavit for the mailing of notice of intent to accelerate the maturity of the note to debtor and posting and mailing of notice of foreclosure sale and conduct of the foreclosure sale.

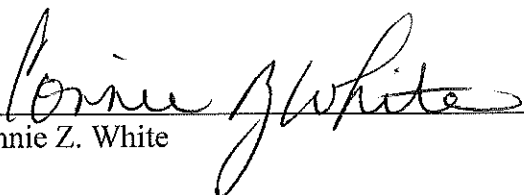
In consideration of the premises and of the bid and payment by way of credit against the unpaid balance owed on the Obligations of the amount of \$ 4,000.00 credit on Note, the highest bid by Buyer, I, as Trustee, by virtue of the authority conferred on me in the Deed of Trust, have granted, sold, and conveyed all of the Property to Buyer and Buyer's heirs and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Buyer and Buyer's heirs and assigns forever.

I, as the Trustee, do hereby bind Grantor and Grantor's heirs and assigns to warrant and forever defend the Property to Buyer and Buyer's heirs and assigns forever, against the claim or claims of all persons claiming the same or any part thereof.

And in consideration of the premises and of the payment to the Trustee of the above-referenced amount, Trustee hereby grants, bargains, sells, and transfers to Buyer the following described personal property (the "Personal Property"): none, to have and to hold, all and singular, the Personal Property to Buyer and Buyer's heirs and assigns to use forever.

No warranty or representation exists as to the merchantability or fitness for use or a particular purpose of the Personal Property. Trustee is selling the Personal Property described above on an "as is" and "where is" basis and disclaims any implied or express warranties with respect to such Personal Property.

Executed on February 4, 2020.



Connie Z. White

STATE OF TEXAS)

COUNTY OF HAMILTON)

BEFORE ME, the undersigned authority, on this day personally appeared Connie Z. White, as Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that Trustee executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

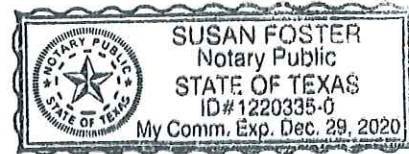
Given under my hand and seal of office this 4th day of February, 2020.

SUBSCRIBED AND SWORN TO before me on February 4, 2020 by Connie Z. White.



Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
THOMAS E. WHITE, ATTORNEY
P. O. Box 831
Hamilton, Texas 76531



Composite Affidavit for Trustee

Regarding Foreclosure Sale Deed recorded in Volume 558 Page 403
Real Property Records of Hamilton County, Texas

A tract being 57.5 Feet North and South and 84 feet East and West out of the Northeast Corner of Lot Two (2) Block (3) Wagner Addition to the Town of Hamilton, Hamilton County, Texas

STATE OF TEXAS)

COUNTY OF HAMILTON)

Connie Z. White appeared in person before me today and stated under oath:

"My name is Connie Z. White. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

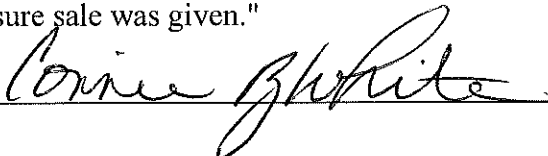
"Under the direction of Wayne Walls, the legal holder of the deed of trust described below and of the obligations secured thereby, I, as the Trustee appointed to enforce the power of sale contained in the deed of trust dated January 19, 2019, executed by Jimmie Benton to Connie Z. White, Trustee, filed for record in Volume 543 Page 538 of the Real Property Records of Hamilton County, Texas, securing payment of the promissory note of the same date in the original principal amount of \$6,200.00, executed by Jimmie Benton and payable to the order of Wayne Walls on January 19, 2019, did post, on January 6, 2020, signed copies of a notice of foreclosure sale, of which a true and correct copy is attached to and incorporated in this affidavit by reference for all purposes, at the officially designated place, located near an entrance door to the county courthouse of Hamilton County, 102 North Rice Street, Hamilton, Texas, at 10:00 a.m. and filed a duplicate of the notice of foreclosure sale with the county clerk's office of Hamilton County, Texas, at 10:00 a. m. that same day.

"I further served a true and correct copy of the notice of foreclosure sale on the following person on January 6, 2020, at 10:00 a.m. by depositing the same, postage prepaid, certified mail, return receipt requested, in a post office or official depository of the U.S. Postal Service. The person served with notices and his address is as follows:

Jimmie Benton, P.O. Box 205, Hamilton, Texas 76531

"Further, on February 4, 2020, at a time not earlier than the time set forth in the notice of foreclosure sale and beginning not later than three hours thereafter, I did conduct the foreclosure sale. The foreclosure sale occurred in the area of the Courthouse designated by the Commissioners Court in the Real Property Records.

"On December 16, 2019, I notified Jimmie Benton by certified mail that he had a period of not less than twenty days to cure the default before the entire debt secured by the deed of trust became due and notice of the proposed foreclosure sale was given."



Connie Z. White

SUBSCRIBED AND SWORN TO before me on February 4, 2020 by Connie Z. White.

Susan Foster

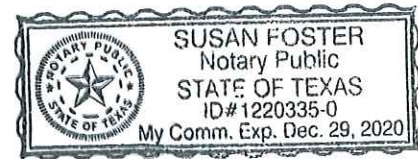
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Connie Z. White, Attorney

P O Box 184

Hamilton, Texas 76531



FILED and RECORDED

Instrument Number: 20200234 B: RP V: 558 P: 403

Filing and Recording Date: 02/04/2020 10:12:47 AM Recording Fee: 46.00

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.