

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

See **Exhibit A** attached hereto and made a part hereof for all intended purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, May 7, 2019

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Hamilton County Courthouse in Hamilton, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. 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. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 cash on the date the property is sold.

20190531 B: RP V: 546 P: 488 NOTTS
04/15/2019 12:58 PM Total Pages: 5 Fee: 2.00
Kiesha Bagwell, County Clerk - Hamilton County, Texas



POSTED
4-15-19 HW
12:56 pm

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.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to 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 any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute 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 sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by James Ralph Lee and Linda Kay Lee, dated March 8, 2018, and recorded in Document Number 20180434 of the Real Property Records of Hamilton County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$977,500.00 payable to the order of National United and all other indebtedness owed by James Ralph Lee to National United (collectively the "Obligation"). National United is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. 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.

DATED: April 12, 2019.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823

Exhibit A

Parcel A (Hamilton County)

All that certain tract or parcel of land situated in Hamilton County, Texas, and being 50 acres out of the C.A. Johnson Survey and described as follows:

BEGINNING at the SWC of the 153 acre tract of land conveyed to E.R. Bogan from W.P. Lawson, et ux in Volume 212, Page 86 of the Deed Records;

THENCE S. 60 E. 920 vrs. to the SEC of this tract in the center of the Leon River;

THENCE up and along the meanderings of the Leon River with its meanderings being N. 35 deg. E. 310 vrs. and N. 23 deg. E. 118 vrs. to the South line of Hwy. No. 22, for the NEC of this tract;

THENCE along the South line of Hwy No. 22, N. 89 deg. 52' W. 1523.1 feet to the Beginning of a curve to the left, having a radius of 280.4 feet;

THENCE Southwesterly along said curve 1344.6 feet to the end of the curve;

THENCE S. 55 deg. 42' W. 164.8 feet;

THENCE S. 62 deg. 40' W. 205.9 feet to the South line of said W.P. Lawson tract and the place of Beginning, containing 50 acres of land. Being the same property as described in Warranty Deed with Vendor's Lien from W. Edwin O'Neal and wife, Annie O'Neal, to Randy O'Neal and wife, Linda O'Neal, dated July 12, 2000 of record in Volume 327, page 582 of the Real Property Records of Hamilton County, Texas.

Being the same tract or parcel of land described in Warranty Deed with Vendor's Lien from Randy D. O'Neal to J. Ralph Lee, recorded on May 1, 2014 in Volume 484, Page 385 of the Real Property Records in Hamilton County, Texas.

FILED and RECORDED

Instrument Number: 20190531 B: RP V: 546 P: 488

Filing and Recording Date: 04/15/2019 12:58:42 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.