



Notice of Foreclosure Sale

January 6, 2020

Vol. 543 Page 538 Real Records of Hamilton County, Texas ("Deed of Trust"):

Dated: January 19, 2019
Grantor: JIMMIE BENTON
Lender: WAYNE WALLS
Trustee: Connie Z. White
Recorded in: Real Property of the real property records of Hamilton County, Texas recorded in Vol. 543 Page 538 Real Records of Hamilton County, Texas being a Deed of Trust executed by Jimmie Benton for the benefit of Wayne Walls.

Legal Description:

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.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$6,200.00, executed by JIMMIE BENTON ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 4, 2020
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 10:05 a.m. and not later than three hours thereafter.
Place: Northeast Portico of the Hamilton County Courthouse located in Hamilton, Hamilton County, Texas

POSTED
1-16-2020
2:20 pm

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 WAYNE WALLS'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, WAYNE WALLS, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

If Wayne Walls 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.

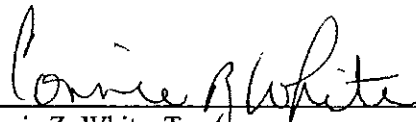
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Wayne Walls. 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, the 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 the 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.



Connie Z. White, Trustee
453 Cheyenne Mesa, P.O. Box 184
HAMILTON, TX 76531
Telephone (254) 386-8598

FILED and RECORDED

Instrument Number: 20200044 B: RP V: 557 P: 217

Filing and Recording Date: 01/06/2020 02:08:04 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.