



**Notice of Substitute Trustee's Sale**

SEP 01 2022

September 1, 2022

*Cynthia K. Puff*  
County Clerk, Hamilton Co., Texas

**Substitute Trustee:** Thomas E. White

**Trustee's Address:** P. O. Box 184  
Hamilton, Texas 76531

**Mortgagee:** WELDON TED HAAK, Independent Executor of the Estate of Beatrice Walters  
Haak

**Note:** Note dated May 3, 2017 in the amount of \$23,000.00

**Deed of Trust**

**Date:** May 3, 2017

**Grantor:** JOHNATHAN BATSON

**Mortgagee:** WELDON TED HAAK

**Recording information:** Volume 521 Page 353, Real Property Records of Hamilton  
County, Texas

**Property:** All that certain tract or parcel of land, being a part of the James Hamilton Survey No. 16 in Hamilton County, Texas, and being a part of the Western portion of a tract of land conveyed by W. B. Fowler to C. M. McKinley by Deed recorded in Book 9, Page 334 of the Deed Records of Hamilton County, Texas, and described as follows, to wit: BEGINNING at the Northwest corner of said land, which Northwest Corner is 60 feet S. 71 E. from the Northeast corner of Block No. 30 of the Wagner Addition to the Town of Hamilton;

THENCE S. 71 E. 100 feet the Northeast corner this lot;

THENCE S. 19 W. 150 feet the Southeast corner;

THENCE N. 71 W. 100 feet the Southwest corner;

THENCE N. 19 E. 150 feet to the beginning and being the same land described in Warranty Deed with Vendor's Lien recorded on August 27, 1993 in Volume 286, Page 171 of the Deed Records for Hamilton County, Texas and further the same land described in Deed of Trust recorded in Vol. 521 Page 353 Real Property Records of Hamilton County, Texas.

**County:** Hamilton County, Texas

**Date of Sale (first Tuesday of month):** Tuesday, October 4, 2022

**POSTED**

9-1-22

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**Time of Sale:** 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 o'clock a. m.

**Place of Sale:** Northeast portico of the Hamilton County Courthouse, Hamilton, Hamilton County, Texas.

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.

Thomas E. White is the Substitute Trustee as appointed by the Noteholder in document No. 20221857 recorded in the Real Property Records of Hamilton County, Texas and as authorized under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



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Thomas E. White, Substitute Trustee  
P. O. Box 184  
Hamilton, Texas 76531

# FILED and RECORDED

Instrument Number: 20222035 B: RP V: 616 P: 416

Filing and Recording Date: 09/01/2022 08:17:14 AM 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.



A handwritten signature in black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, 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.