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FILED  
MIDDLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2022 MAY 19 PM 3:07

NOTICE OF TRUSTEE'S SALE

Date: April 25, 2022

Deed of Trust

Date: October 15, 2021

Grantor: Lawrence David Todd, Jr. and Ieisha Shanti Todd

Grantor's County: Hill

Beneficiary (or Holder): Diversified Investment Holding Corp.

Trustee: Billy J. Basham

Recording Information: Document Number 00127644 in the Official Records, Hill County, Texas

Property: Lot 12, Lake Whitney Acres, Hill County, Texas, according to the map or plat thereof recorded in Volume 00120811, Page Slide 346A, Map Records of Hill County, Texas.

Note

Date: October 15, 2021

Amount: \$73,250.00

Debtor: Lawrence David Todd, Jr. and Ieisha Shanti Todd

Holder: Diversified Investment Holding Corp.

Date of Sale of Property: June 7, 2022

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Hill County Administrative Building, located on the East side of the Hill County Courthouse, or as designated by the Hill County Commissioner's Court, the place specified for foreclosure sales by the Commissioner's Court of Hill County, Texas, by Resolution recorded as Document Number 2939102, Official Records, Hill County, Texas.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Billy J. Basham, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

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.

**THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

\_\_\_\_\_  
Billy J. Basham, Trustee

FORECLOSURE TRANSCRIPT

Time Began: \_\_\_\_\_ o'clock \_\_ M.

Debtors: Lawrence David Todd, Jr. and Ieisha Shanti Todd

Date: June 7, 2022

I now offer for sale **Lot 12, Lake Whitney Acres**, Hill County, Texas, together with all improvements, fixtures, and appurtenances thereto and subject to any prior liens and property taxes.

The deed of trust was executed by **Lawrence David Todd, Jr. and Ieisha Shanti Todd** and recorded as Document No. **00127644** in the Official Records of Hill County, Texas. (He)(She)(They) have defaulted in the payment and performance of their obligations under the promissory note secured by the deed of trust. **Diversified Investment Holding Corp.**, the beneficiary under the deed of trust and the noteholder, has requested me as trustee to conduct this sale. Are there any questions?

This sale is now opened for bids. Do I hear any bids?

**Diversified Investment Holding Corp.** enters a bid in the amount of **\$75,982.00**. Do I hear any other bids? (**High bid: \$?**)

Going once. Going twice. The property is sold to **Diversified Investment Holding Corp.** for **\$75,982.00**. This sale is concluded at \_\_\_\_\_ o'clock \_\_ M.

If a third party bids then use this language:

Going once. Going twice. The property is sold to \_\_\_\_\_  
for \$ \_\_\_\_\_. This sale is concluded at \_\_\_\_\_ o'clock \_\_ M.

If reconvened, use this language:

The apparent highest bidder is \_\_\_\_\_ who bid \$ \_\_\_\_\_. He has requested that the sale be adjourned and reconvened at \_\_\_\_\_ o'clock, \_\_ M. to give him an opportunity to produce a cashier's check in the amount of his bid. If you were not the highest bidder or if you desire to bid on the property, you should reappear at \_\_\_\_\_ o'clock, \_\_ M. at this same location. I will then reconvene the sale. At that time, I will verify whether the apparent highest bidder produced his cash bid. If not, the sale will be reopened for bid. You must be prepared to pay cash at any reconvened sale. If you have not registered as a potential bidder, you should do so now by signing and completing the information requested on the bidder's registration.

TRUSTEE'S DEED

**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.**

Date: June 7, 2022

Deed of Trust

Date: October 15, 2021

Grantor: Lawrence David Todd, Jr. and Ieisha Shanti Todd

Beneficiary: Diversified Investment Holding Corp.

Trustee: Billy J. Basham

Recording Information: Document No. 00127644 Official Records, Hill County, Texas

Property: Lot 12, Lake Whitney Acres, Hill County, Texas, according to the map or plat thereof recorded in Volume 00120811, Page Slide 346A, Map Records of Hill County, Texas.

Note Secured by Deed of Trust

Date: October 15, 2021

Original Principal Amount: \$73,250.00

Holder: Diversified Investment Holding Corp.

Date of Sale of Property : June 7, 2022

Time Sale of Property Began:

Place of Sale of Property: The Hill County Administrative Building , located on the East side of the Hill County Courthouse, or as designated by the Hill County Commissioner's Court., the place specified for foreclosure sales by the Commissioner's Court of Hill County, Texas, by Resolution recorded as Document Number 2939102, Official Records, Hill County, Texas.

Buyer: Diversified Investment Holding Corp.

Buyer's Mailing Address: P.O. Box 1000  
Mission, Texas 78573

Amount of Sale: \$ \_\_\_\_\_

Grantor conveyed the property to Trustee in trust to secure payment of the note, but Grantor has defaulted in performing the obligations of the deed of trust. Holder of the note, who is also Beneficiary of the deed of trust, accordingly has appointed Trustee and requested Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the property were posted and filed, as required by §51.002 of the Texas Property Code, and other requirements of that statute have been met. As required by that statute and by the

deed of trust, Trustee sold the property to Buyer, who was the highest bidder at the public auction, for the amount of sale. The sale began at the time specified above and was concluded by 4:00 P.M. of the same day.

As shown by the affidavit attached to this instrument and incorporated in it by this reference, Trustee either personally or by agent served notice of the sale to each debtor required by statute in compliance with § 51.002 of the Texas Property Code.

Trustee, by the authority conferred by Holder/Beneficiary and by the deed of trust, subject to the prior liens and other exceptions to conveyance and warranty in the deed of trust and for the amount of sale paid by Buyer as consideration, grants, sells, and conveys to Buyer the property together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Buyer, Buyer's heirs, executors, administrators, successors, or assigns forever. Trustee binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Buyer and Buyer's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the deed of trust.

\_\_\_\_\_  
Billy J. Basham, Trustee

STATE OF TEXAS

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COUNTY OF Hill

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This instrument was acknowledged before me on June 7, 2022, by Billy J. Basham, Trustee.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Diversified Investment Holding Corp.  
P.O. Box 1000  
Mission, Texas 78573

FORECLOSURE AFFIDAVIT

Date: June 7, 2022

Affiant: Billy J. Basham

Deed of Trust

Date: October 15, 2021

Grantor: Lawrence David Todd, Jr. and Ieisha Shanti Todd

Trustee: Billy J. Basham

Recording Information: Document No. 00127644 in the Official Records, Hill County, Texas.

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Note

Date: October 15, 2021

Amount: \$73,250.00

Debtor: Lawrence David Todd, Jr. and Ieisha Shanti Todd

Holder: Diversified Investment Holding Corp.

Affiant on oath swears that the following statements are true:

Affiant is the trustee appointed by the holder of the note secured by the deed of trust.

Default has occurred in the performance of the obligation in the deed of trust. Beneficiary gave to every debtor required by statute proper notice of the default and of the time within which it was required to be cured. The default continued beyond the time within which it was required to be cured. After such continued default and at least twenty-one days before the resulting Trustee's sale, Affiant either personally or by agent, gave proper notice of the sale by certified mail to every debtor in Beneficiary's records, posted Notice of Trustee's Sale at the Hill County Courthouse, and filed a copy of the notice in the office of the Hill County Clerk. The trustee's sale ("Sale") occurred on June 7, 2022.

To the best of Affiant's knowledge, the debtors liable on the note were alive on the date of the Sale, were not in the military service when the above notices were sent to them, and were not in the military service within 12 months before the Sale.

\_\_\_\_\_  
Billy J. Basham, Affiant

SWORN TO AND SUBSCRIBED before me on June 7, 2022, by Billy J. Basham.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS