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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**  
(NON-JUDICIAL FORECLOSURE)

2024 JAN 16 PM 3:03

January 16, 2024

**Notice is hereby given of a public, non-judicial foreclosure sale.**

**Notice to Member(s) of Armed Forces:** 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 a as a member of the 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. The address of the sender of this notice is set forth below.

**Deed of Trust**

Deed of Trust

Dated: February 25, 2020

Grantor: Sharena Thompson

Trustee: David K. Waggoner

Beneficiary: Hard Investments, LLC

Recorded in: Volume 2040, Page 155,  
Clerk's Instrument Number 00110903,  
Official Public Records of Hill County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$250,000.00, executed by Sharena Thompson and payable to the order of Hard Investments, LLC

**Description of the Real Property:** All that certain lot, tract or parcel of land containing 27.46 acres lying and situated in the Williams Brooks Survey, A-1, in Hill County, Texas. Said land is a part of that certain 99.235 acre Tract II described in a deed from Richard R. Sulak et ux., Deborah J. Sulak, to Hard Investments, LLC, recorded in Volume 2025, Page 302, of the Official Public Records of Hill County, Texas, and said tract being more fully described on **Exhibit "A"** attached hereto and incorporated herein for all purposes.(the "Property").

**Trustee:** David K. Waggoner

**Trustee's Address:** 103 West Elm Street  
P.O. Box 875  
Hillsboro, Texas 76645

**Foreclosure Sale (the "Sale"):**

**Date:** Tuesday, February 6, 2024

**Time:** The Sale shall begin no earlier than 9:00 A.M., or no later than three hours thereafter. The Sale shall be completed by no later than 12:00 P.M.

**Place:** The east exterior steps of the Hill County Courthouse located at 1 North Waco Street, Hillsboro, Hill County, Texas, as designated for foreclosure sales by the Commissioners Court of Hill County, Texas, pursuant to Section 51.002 of the Texas Property Code.

**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 the Sale. Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. 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. Pursuant to Section 51.0075 of the Texas Property Code, the 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 first sale of the day held by the Trustee.

Pursuant to section 51.009 of the Texas Property Code, the Property shall be sold on an "AS IS, WHERE IS" basis, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.

Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the duly appointed Trustee, to conduct the Sale. Notice is given that before the Sale the Beneficiary may appoint another person as Substitute Trustee to conduct the Sale.

**THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (DEED OF TRUST) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE SALE ON BEHALF OF THE MORTGAGEE (BENEFICIARY) .**

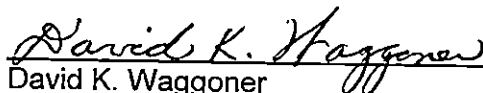
Executed this 16th day of January, 2024.



David K. Waggoner, Trustee  
State Bar No. 50511604  
103 West Elm Street  
P.O. Box 875  
Hillsboro, Texas 76645  
Telephone: 254-580-0265  
Info@WaggonerLawFirm.net

### CERTIFICATE OF POSTING

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on January 16, 2024, my agent filed this Notice of Trustee's Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.



David K. Waggoner

EXHIBIT "A"

Page 1 of 2

Davis Land Surveying  
Post Office Box 277, Meridian, Tx 76665  
Phone (254) 435 3041 Firm #10103500 Email davislandsurveying@yahoo.com

HARD INVESTMENTS, LLC. TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 27.46 acres lying and situated in the William Brooks Survey A-1 in Hill County, Texas. Said land is a part of that certain 99.235 acre Tract II described in a deed from Richard R. Sulak et ux, Deborah J. Sulak to Hard Investments, LLC. recorded in Volume 2025, Page 302 of the Official Public Records of Hill County, and is more particularly described, being referenced to Texas State Plane Coordinate System, North Central Zone 4202 (Nad 83), as established using Trimble V.R.S. Network, (all 1/2 inch iron rods set, capped and stamped "Davis RPLS #5695"), as follows:

BEGINNING at a 1/2 inch iron rod set in the west line of HCR 2202N and in the west line of 2.9049 acres (part 99.235 acres) described in a deed to Latham Springs Baptist Camp, Inc. recorded in Volume 1147, Page 12 of the Official Public Records of Hill County, from which a 5/8 inch iron rod found (capped and stamped "RPLS 4026") at a fence corner at the northwest corner of said 2.9049 acres bears N 30 deg 42 min 36 sec W 40.00 feet, for the most northerly southeast corner of 46.04 acres surveyed January 14, 2020 and northeast corner of this tract;


THENCE: S 30 deg 42 min 36 sec E 745.29 feet along the west lines of said county road and said 2.9049 acres to a 1/2 inch iron rod set, for the most southerly northeast corner of said 46.04 acres and southeast corner of this tract;

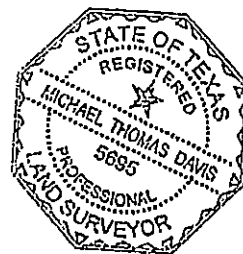
THENCE: S 66 deg 25 min 17 sec W 1871.80 feet, across pasture, to a 1/2 inch iron rod set in a pasture fence, for an inside corner of said 46.04 acres and southwest corner of this tract;

THENCE: N 41 deg 37 min 38 sec W 524.85 feet generally along said fence to a 1/2 inch iron rod set, for an inside corner of said 46.04 acres and northwest corner of this tract;

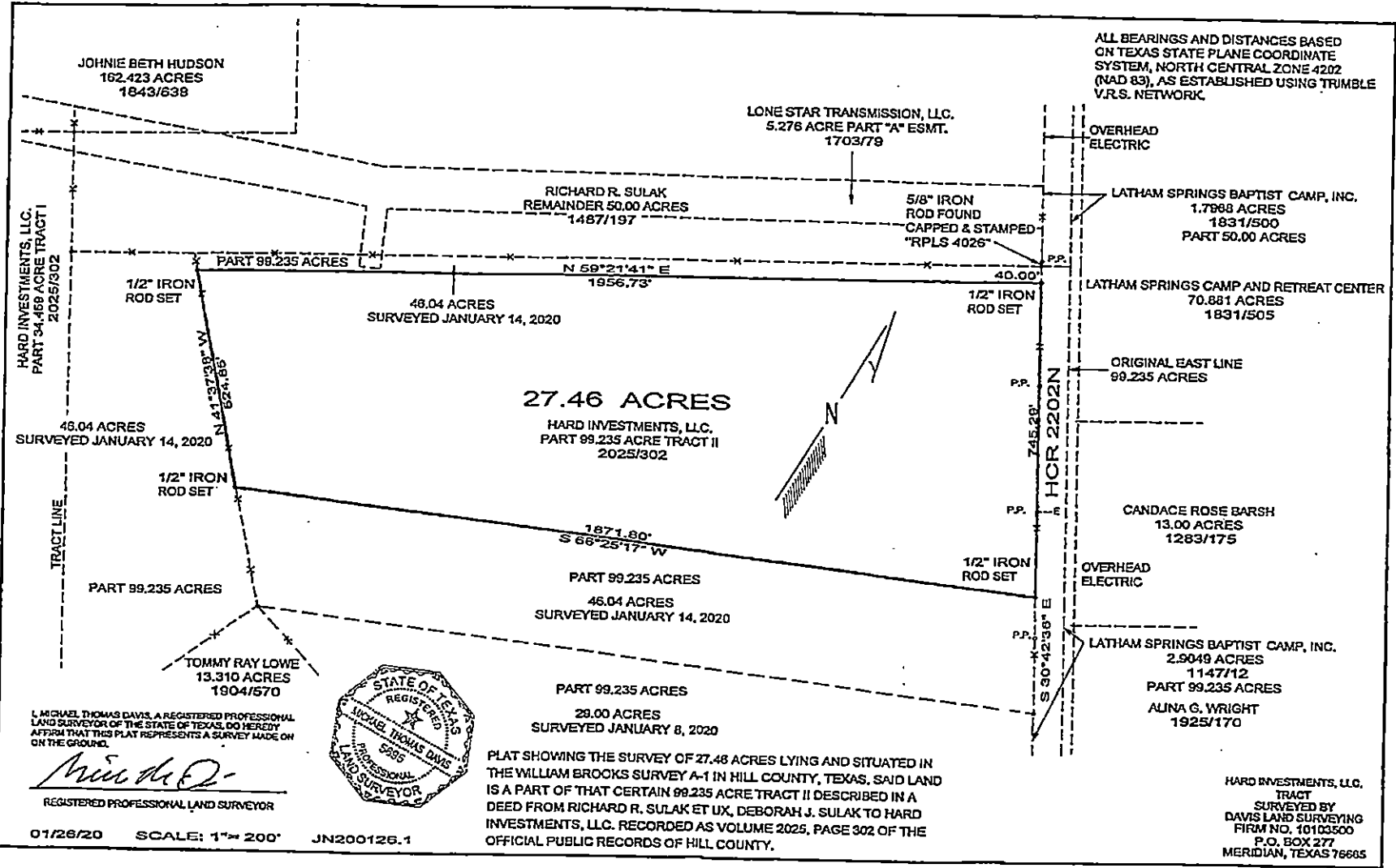
THENCE: N 59 deg 21 min 41 sec E 1956.73 feet, across pasture, and common line with said 46.04 acres to the point of beginning.

The above field notes represent a survey as made by me on the ground January 26, 2020

  
Michael Thomas Davis  
Registered Professional Land Surveyor  
JN200126.1



ALL BEARINGS AND DISTANCES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (NAD 83), AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK



JOHNNIE BETH HUDSON  
162.423 ACRES  
1843/638

LONE STAR TRANSMISSION, LLC.  
5.276 ACRE PART "A" ESMT.  
1703/779

RICHARD R. SULAK  
REMAINDER 50.00 ACRES  
1487/197

OVERHEAD  
ELECTRIC

LATHAM SPRINGS BAPTIST CAMP, INC.  
1.7868 ACRES  
1831/500  
PART 50.00 ACRES

HARD INVESTMENTS, LLC.  
PART 34.468 ACRE TRACT I  
2025/302

1/2" IRON  
ROD SET

46.04 ACRES  
SURVEYED JANUARY 14, 2020

5/8" IRON  
ROD FOUND  
CAPPED & STAMPED  
"RPLS 4026"

LATHAM SPRINGS BAPTIST CAMP AND RETREAT CENTER  
70.881 ACRES  
1831/505

PART 98.235 ACRES

N 59°21'41" E  
1956.73'

40.00'

1/2" IRON  
ROD SET

ORIGINAL EAST LINE  
99.235 ACRES

46.04 ACRES  
SURVEYED JANUARY 14, 2020

27.46 ACRES  
HARD INVESTMENTS, LLC.  
PART 99.235 ACRE TRACT II  
2025/302

745.28'

1/2" IRON  
ROD SET

P.P.

P.P.

CANDACE ROSE BARSH  
13.00 ACRES  
1283/175

TRACT LINE

PART 99.235 ACRES

PART 99.235 ACRES

1/2" IRON  
ROD SET

OVERHEAD  
ELECTRIC

TOMMY RAY LOWE  
13.310 ACRES  
1904/570

46.04 ACRES  
SURVEYED JANUARY 14, 2020

P.P.

P.P.

745.28'

S 90°42'38" E

LATHAM SPRINGS BAPTIST CAMP, INC.  
2.9049 ACRES  
1147/12  
PART 99.235 ACRES  
ALINA G. WRIGHT  
1925/170

I, MICHAEL THOMAS DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY AFFIRM THAT THIS PLAT REPRESENTS A SURVEY MADE ON OR THE GROUND.



PLAT SHOWING THE SURVEY OF 27.48 ACRES LYING AND SITUATED IN THE WILLIAM BROOKS SURVEY A-1 IN HILL COUNTY, TEXAS, SAID LAND IS A PART OF THAT CERTAIN 99.235 ACRE TRACT II DESCRIBED IN A DEED FROM RICHARD R. SULAK ET UX, DEBORAH J. SULAK TO HARD INVESTMENTS, LLC. RECORDED AS VOLUME 2025, PAGE 302 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

HARD INVESTMENTS, LLC.  
TRACT  
SURVEYED BY  
DAVIS LAND SURVEYING  
FIRM NO. 10103500  
P.O. BOX 277  
MERIDIAN, TEXAS 76605

01/26/20 SCALE: 1" = 200'

JN200126.1

EXHIBIT "A"  
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