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HILL COUNTY CLERK
NICOLE TANNER
HILL COUNTY

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.

NOTICE OF FORECLOSURE SALE

October 23, 2024

Deed of Trust ("Deed of Trust")

Dated: December 8, 2008
Grantor: Oscar Maldonado and Monica Maldonado, husband and wife
Trustee; Kara E. Pratt
Lender: Rodney Vaughn; Vaughn Family Trust
Recorded in: Volume 1578, Page 187 of the Official Records of Hill County, Texas

Legal Description: All that certain Lot, Tract or Parcel of land containing 7.455 acres of land lying and situated in the EPHRIAM LEE Survey A-1080 in Hill County, Texas. Said land is a part of that certain 14.9 acre tract described in a Contract Deed from J.P. Littlepage to A.M. Gibson as recorded in Volume 274, Page 501 of the Deed Records of Hill County, Texas, and is more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$38,000.00, executed by Oscar Maldonado and Monica Maldonado, husband and wife ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 3, 2024
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 10:00 A.M. and not later than three hours thereafter.
Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
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

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

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

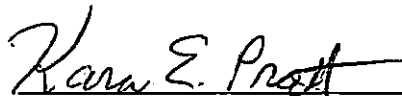
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code

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 Lender. 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, 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 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.



Kara E. Pratt
P.O. Box 916, 111 S. Waco Street
Hillsboro, TX 76645
Telephone (254) 580-2443

EXHIBIT A

FIELD NOTES for a lot, tract, or parcel of land containing 7.433 acres lying and situated in the Ehrhaim Lee Survey A-1080 in Hill County, Texas. Said land is a part of that certain 14.9 acre tract described in a Contract Deed from J. P. Littlepage to A. M. Gibson as recorded in Volume 274, Page 501 of the Deed Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at an iron stake for the northwest corner of said 14.9 acre tract;

THENCE: S 28 deg 12 min 15 sec E 742.34 feet along a fence to an iron stake in the center of a public road for the southwest corner of said 14.9 acre tract;

THENCE: N 61 deg 50 min 30 sec E 453.52 feet along said road to an iron stake set in the west line of F.M. 933;

THENCE: N 29 deg 18 min 45 sec W 30.67 feet and N 15 deg 14 min E 72.09 feet along said west line to an iron stake;

THENCE: Northwestery around a curve to the left with radius 1382.42 feet and tangent bearing N 30 deg 50 min 17 sec W an arc distance of 706.29 feet (Chord bearing: N 45 deg 28 min 30 sec W 698.63 feet) to an iron stake at a fence corner, said point being in the north line of said 14.9 acre tract;

THENCE: S 60 deg 21 min W 295.17 feet along a fence to the place of beginning, containing 7.433 acres of land of which 0.208 acres are in use as a public road leaving 7.247 acres net.