

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. Lot 3A & 4A in Block Twenty-two (22) of the City of Covington, Hill County, Texas, of the Deed Records of Hill County, Texas. Having a mailing address of 305 South Douglas Street, Covington, Texas 76636.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: June 2, 2020

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: Hill County Courthouse, 1 North Waco Street, Hillsboro, Texas, OR IN THE AREA DESIGNATED BY THE COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deeds of trust executed by BEVERLY STEPHENS. The deeds of trust are dated April 5, 2013 and November 26, 2018, both executed by BEVERLY STEPHENS and recorded under in Volume 1755, Page 266 and Volume 1988, Page 68 respectively, both in the Official Public Records, Hill County, Texas.

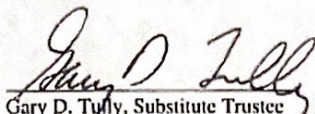
5. Obligations Secured. The deeds of trust provides that they secure the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory notes in the original principal amount of \$37,500.00 and \$35,986.88, both executed by BEVERLY STEPHENS and payable to the order of ERIC WILLIAMS; and all renewals and extensions of the notes. ERIC WILLIAMS, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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.

DATED May 11, 2020.


Gary D. Tully, Substitute Trustee
8300 Old McGregor Road, Suite 1A
Woodway, Texas 76712
Telephone: 254-772-6525
Fax: 254-772-6515

FILED 8:45 AM

MAY 12 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY  DEPUTY