

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

September 10, 2020

Lien:

Dated: October 14, 2015

Owner: Kenneth Carver and Carolyn Carver

Trustee: Karl R. Quebe

Lien Holder: Property Owner's Association, Inc., Lake Whitney RV Community

Recorded in: Lien indexed at Volume 1843 Page 714 and recorded in the real property records of Hill County, Texas

Legal Description: Lot # 53, Slide AB-183 and Slide AB-184, Hill County Plat Cabinet Records.

Secures: Lien for unpaid assessments owed to Lien Holder

Foreclosure Sale:

Date: Tuesday, October 6, 2020

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 Courthouse steps outside the east door of the Hill County Courthouse Hillsboro, Hill County, Texas, 1 North Waco Street, Hillsboro, Texas, or in the area designated by the Commissioner's Court.

FILED 1:30 P M

SEP 11 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY D. Barnes DEPUTY

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 Property Owner's Association, Inc., Lake Whitney RV Community's bid may be by credit against the indebtedness secured by the lien.

Default has occurred in the payment of the of the assessments. Because of that default, Property Owner's Association, Inc., Lake Whitney RV Community, pursuant to the Declaration of Covenants, as amended, recorded at Volume 1728, Page 622, Official Records of Hill County, Texas, has requested Trustee to sell the Property.

On August 3, 2020, the 66th District Court signed an order in Cause No. CV285-20DC, authorizing the sale of the property, pursuant to Section 209.0092 of the Property Code, and Rule 736 of the Texas Rules of Civil Procedure.

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, and applicable Texas law.

If Trustee or Lien Holder 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 Lien, and applicable Texas law

The Foreclosure Sale will be made expressly subject to any title matters of record, 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. 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 by Property Owner's Association, Inc., Lake Whitney RV Community. 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 Lien. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. The Sale will be subject to the Right of Redemption under Section 209.011 of the Texas Property Code.

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.



Karl R. Quebe
5400 Bosque Blvd., Ste. 312
Waco, Texas 76710
Telephone (254) 751-1830
Telecopier (254) 751-1833

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