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

AUG 11 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY Moose DEPUTY

August 8, 2020

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:

Dated: May 5, 2017

Grantor: Delfino Diaz and David Diaz

Trustee: David K. Waggoner

Beneficiary: Sammy D. Lewis and Mary G. Lewis

Recorded in: Volume 1906, Page 631,
Official Public Records of Hill County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$45,000.00, executed by Delfino Diaz and David Diaz and payable to the order of Sammy D. Lewis and Mary G. Lewis

Description of the Real Property: All of the real property (including all improvements, if any) 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, September 1, 2020

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: Hill County Courthouse in Hillsboro, Texas, on the east exterior steps 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 8th day of August, 2020.



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 August 11, 2020, I 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

INCE SURVEYING & ENGINEERING
FIRM #10068000
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: (254)694-7708
FAX: (254)694-7230

TRACT 7

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Henry Ross Survey A-755 in Hill County, Texas. Said land is a part of that certain 169.274 acre tract described in a deed from Pascal Nail, Gerald M. Nail, and Frank M. Nail to Sammy D. Lewis et ux, Mary G. Lewis recorded in Volume 852, Page 656 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod set in a fence line in the east line of that certain 154.33 acre tract (Lake Aquilla Tract #448) described in a deed to the United States of America recorded in Volume 586, Page 965 of the Deed Records of Hill County and in the west line of said 169.274 acre tract for the southwest corner of this, said rod being N55°52'49"W 25.04 feet and N00°42'51"E 995.87 feet from Corps monument #326-1 found for the southwest corner of said 169.274 acre tract:

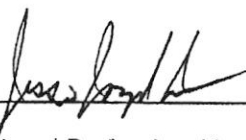
THENCE with the east line of said 154.33 acre tract, with the west line of said 169.274 acre tract, and generally along a fence, N00°42'51"E 324.24 feet to Corps monument #448-8 set, N14°02'56"E 419.63 feet to Corps monument #448-7 set, and N13°56'33"W 127.71 feet to a 5/8" iron rod set for the northwest corner of this;

THENCE S67°59'32"E, at 574.68 feet passing a 5/8" iron rod set for reference, in all a distance of 599.68 feet to a 1/2" iron rod set in the center of HCR #2452 for the northeast corner of this;

THENCE generally along the center of HCR #2452, S07°56'47"W 372.95 feet to a 1/2" iron rod found for the northwest corner of that certain 206.689 acre tract described in a deed to Anjoe Holdings, Ltd. recorded in Volume 1624, Page 553 of the Official Public Records of Hill County and for an inside ell corner of said 169.274 acre tract and S08°01'42"W 339.53 feet to a 1/2" iron rod set in the west line of said Anjoe tract and in the east line of said 169.274 acre tract for the southeast corner of this;

THENCE N81°58'18"W, at 25.00 feet passing a 5/8" iron rod set for reference, in all a distance of 537.41 feet to the place of beginning, containing 10.000 acres of land, of which approximately 0.403 acres lies in a public road.

A plat of even date accompanies these field notes.

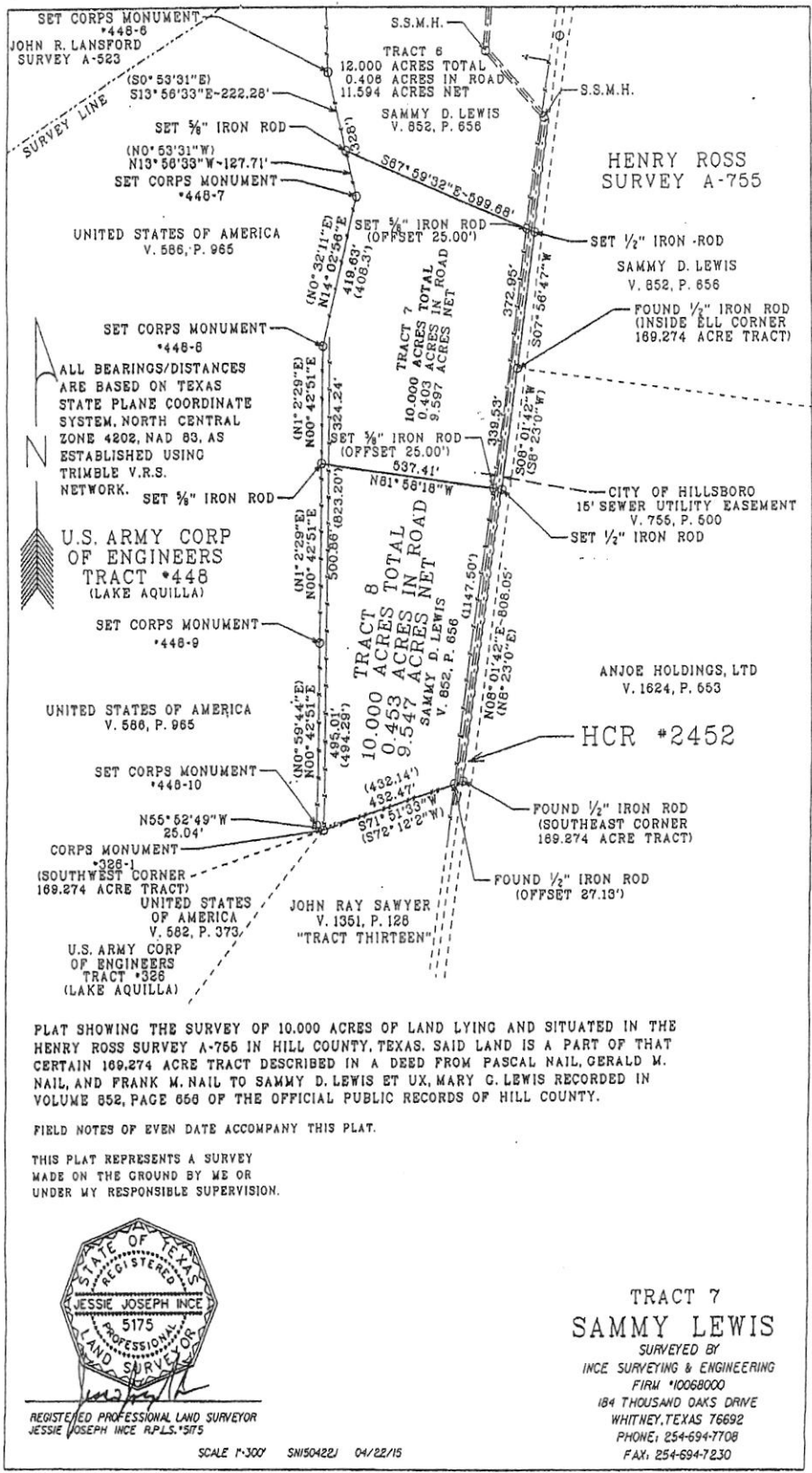


Registered Professional Land Surveyor
04/22/15



EXHIBIT "A"

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PLAT SHOWING THE SURVEY OF 10,000 ACRES OF LAND LYING AND SITUATED IN THE HENRY ROSS SURVEY A-756 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 169,274 ACRE TRACT DESCRIBED IN A DEED FROM PASCAL NAIL, GERALD M. NAIL, AND FRANK W. NAIL TO SAMMY D. LEWIS ET UX, MARY G. LEWIS RECORDED IN VOLUME 652, PAGE 656 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION.



REGISTERED PROFESSIONAL LAND SURVEYOR
JESSIE JOSEPH INCE R.P.L.S.#5175

SCALE 1"=300' SN150422J 04/22/15

TRACT 7
SAMMY LEWIS
SURVEYED BY
INCE SURVEYING & ENGINEERING
FIRM #10068000
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: 254-694-7708
FAX: 254-694-7230