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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

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NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

See Exhibit "A" attached hereto and made a part of this as if fully set forth herein.

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

time, and place:

Date: Tuesday, August 4, 2015

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Hill County Courthouse in Center Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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 refileing 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 date 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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute 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 sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by ESHNA INC., dated November 30, 2007, and recorded in OPR Vol: 1521 P: 313 of the Deed of Trust Records of Hill County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amount of \$1,743,400.00, and payable to the order of Wachovia Commercial Mortgage, Inc. Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

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.

DATED: July 14, 2015.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
510 North Valley Mills Drive, Suite 600
Waco, Texas 76710
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Facsimile: (254) 776-6823
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Exhibit "A" to Deed of Trust

Field notes for the survey of a certain lot, tract, or parcel of land being a part of Lots 3 and 4, the south 1/2 of Lot 8, all of Lots 1, 2, 9, and 10, and a part of a closed 20 foot alley, Block 16 and a part of Lot 3, all of Lots 4, 5, 6, 7, and 8 and a part of a 20 foot closed alley, Block 3 and a closed portion of East Washington Avenue of the Original Town of Whitney, Hill County, Texas, according to plat recorded in Volume "Y", Page 632 of the Deed Records of Hill County. Said land is all that certain tract described in a deed of trust from Whitney Hospital Authority to First National Bank, Whitney recorded in Volume 222, Page 535 of the Deed Of Trust Records of Hill County, a part of those certain tracts described in a deed from Hattie Boesch, et al to Whitney Hospital Authority recorded in Volume 496, Page 67, and a part of that certain tract described in a deed from Robert A. Turner et ux, Kathryn Marie Turner to Whitney Hospital Authority recorded in Volume 587, Page 763 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at an "X" cut in concrete (helipad) at the intersection of the north line of East Railroad Avenue (not open) with the east line of North San Jacinto Street for the southwest corner of said Lot 5, Block 3, for the southwest corner of said tract described in Volume 496, Page 67, and for the southwest corner of this:

THENCE with the east line of North San Jacinto Street, $N00^{\circ}30'56"W$ 455.00 feet to an "X" cut in concrete (sidewalk) in the west line of said Lot 3 for the southwest corner of that certain tract described in a deed to Clayton Pickering, D.O., P.A. recorded in Volume 1262, Page 275 of the Official Public Records of Hill County, for the northwest corner of said tract described in Volume 222, Page 535, and for the northwest corner of this;

THENCE EAST, at 115.00 feet passing a 1/2" iron rod set in the east line of said Lot 8 and in the west line of a 20 foot alley for the southeast corner of said Pickering tract, in all a distance of 135.00 feet to an "X" cut in concrete (driveway) in the east line of said alley and in the west line of said Lot 3, Block 16 for an inside ell corner of this;

THENCE with the east line of said alley, $N00^{\circ}30'56"W$ 24.29 feet to a 1/2" iron rod set in the west line of said Lot 3, Block 16 for the southwest corner of that certain tract described in a deed to Progressive Lake Whitney Properties, Ltd. Recorded in Volume 1256, Page 177 of the Official Public Records of Hill County and for an outside ell corner of this:

EXHIBIT A, page one of two

NOTE: The company does not warrant the above acreage or square footage calculations are correct.



Exhibit "A" to Deed of Trust

THENCE N89°28'37"E 115.00 feet to a 1/2" iron rod set in the east line of said Lot 4, Block 16 and in the west line of North Trinity Street for the southeast corner of said Progressive Lake Whitney Properties, Ltd. tract and for the northeast corner of this;

THENCE with the west line of North Trinity Street, S00°30'56"E 190.34 feet to an "X" cut in concrete (driveway) at the intersection of the west line of North Trinity Street with the center of East Washington Avenue (closed) for the most easterly southeast corner of this;

THENCE with the center of said closed street, WEST 135.00 feet to an "X" cut in concrete (driveway) in the west line of a 20 foot alley for an inside ell corner of this;

THENCE S00°30'56"E 198.00 feet to a 1/2" iron rod set in the south line of a closed 20 foot alley and in the north line of said Lot 3, Block 3 for an inside ell corner of this;

THENCE with the north line of Lot 3, EAST, at 18.00 feet passing a 1/2" iron rod set for reference, in all a distance of 20.00 feet to a point for the northwest corner of that certain tract described in a deed to Community Public Service Company recorded in Volume 496, Page 430 of the Deed Records of Hill County and for an outside ell corner of this;

THENCE S00°30'56"E 92.00 feet to a 1/2" iron rod set in the south line of said Lot 3, Block 3 and in the north line of East Railroad Avenue for the southwest corner of said Community Public Service Company tract and for the most southerly southeast corner of this;

THENCE with the north line of East Railroad Avenue, WEST 135.00 feet to the place of beginning, containing 1.696 acres (79,290.4 square feet) of land.

NOTE: The company does not represent that the above acreage or square footage calculations are correct.