

NOTICE OF NON-JUDICIAL FORECLOSURE SALE FILED NICOLE TANNER, COUNTY CLERK HILL COUNTY, TEXAS

WHEREAS, on February 14, 2009, Jerri K. Berry and Timothy B. Berry II, as Grantors and Trustee, executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of \$34,110.00 (Thirty Four Thousand, One Hundred, Ten and 00/100s Dollars) payable to Swartz & Brough, Inc. said Deed of Trust being filed for record on February 26, 2009 as document #00025259 in Volume 1587, pages 139, of the Hill County Clerks Records. Subsequently per instrument recorded as Document # 00064131 in Volume 1781, Page 107 of the Hill County Clerk's Records, an Assignment of Notes and Liens dated September 10, 2013 in favor Stevens & Tull Opportunity Fund I, LP of to which and the record thereof reference is made for all purposes.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Stevens & Tull Opportunity Fund I, LP, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 2, 2016, beginning at 1:00 o'clock pm, or not later than 4:00 o'clock pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Hill County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Hill County, Texas, which real property is described as follows:

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HILL COUNTY, TEXAS AND BEING A PART OF LOT SIX (6) IN THE HUFFHINES ADDITION TO THE CITY OF HILLSBORO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT SIX (6) OUT OF HUFFHINES ADDITION, SAME BEING AT THE INTERSECTION OF THE SOUTH LINE OF EAST WALNUT STREET AND THE WEST LINE OF PARK STREET; THENCE SOUTH 150 FEET TO A STAKE FOR CORNER IN THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF PARK STREET; THENCE WEST 60 FEET TO A STAKE FOR CORNER; THENCE NORTH 150 FEET TO A STAKE FOR CORNER; THENCE EAST 60 FEET TO THE PLACE OF BEGINNING AND BEING THE NORTH 150 FEET OF THE SAME PROPERTY DESCRIBED IN A WARRANTY DEED FROM WELDON C. HAMMER ET AL TO BILLY JOE MOORE, ET UX DATED MAY 15, 1972 AND RECORDED IN VOLUME 514, PAGE 978, HILL COUNTY DEED RECORDS.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

IN WITNESS HEREOF, this instrument has been executed to be effective December 28, 2015

Property Address: 706 E. Walnut Street, Hillsboro, TX 76645-2517

Substitute Trustee, [Signature]