

SUBSTITUTE TRUSTEE'S
NOTICE OF FORECLOSURE SALE

1. *Property to Be Sold.* The property to be sold is described as follows (including any improvements located thereon):

Being Parcel #8, a parcel of ten (10) acres out of a 105 acre tract, part of the James H. Dyer Survey, Abstract 233, Hill County, Texas, which lies entirely on the South side of the Texas State Highway 22. The most northeasterly corner of Parcel #8 lies on the South ROW line of Texas State Highway 22 and is S 87° 19' 00" W 1979.44 feet from the most easterly point of the 105 acre tract near HCR 4359. From this northeasterly corner, the POB; thence S 02° 41' 00" E 1022.39 to the southeast corner of Parcel #8. Thence S 60° 00' 00" W 436.73 feet along the south boundary of Parcel #8 to a steel "T" post at the southwest corner of Parcel #8. Thence N 02° 41' 00" W 1222.81 feet along the westerly boundary of Parcel #8 to an iron rod set in the South ROW line of Texas State Highway 22. Thence N 87° 19' 00" E 388.02 feet along the South ROW line of Texas State Highway 22 to the POB, closing a traverse containing 10.0 acres. Two 40' wide public easements for purposes of utilities and ingress and egress to contiguous property extends across, and within the boundaries of, Parcel #8; the first easement being at the front of Parcel #8 and being parallel to, and 40' within, the south ROW line of Texas State Highway 22. The second easement is 40' wide and runs parallel to, and within the southerly boundary of Parcel #8; together with all appurtenances, servitudes, rights, ways, privileges, prescriptions and advantages thereunto belonging or in anywise appertaining.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
JAN 22 2016

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in the Real Property Records of Hill County, Texas, on January 3, 2006, under Volume 1386, Page 0481 from Johnny Munoz, Grantor, to Steve Van Rooy, Trustee on behalf of B. Cooper.

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

Date: February 2, 2016

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas or if the preceding area is no longer the designated area, the most recently designated by the Hill County Commissioner's Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. 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. 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 section 51.009 of 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 physical condition of the property.

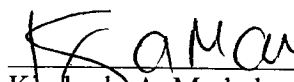
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described including but not limited to (a) the Promissory Note in the original principal amount of \$39,000.00, and (b) all renewals and extensions of the note.

6. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested, Kimberly A. Markel or J. Jeffrey Springer, as substitute trustees, either of whom may act alone, 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: January 7, 2016



Kimberly A. Markel
J. Jeffrey Springer
Springer & Lyle, LLP
1807 Westminster
Denton, TX 76205
(940) 387-0404