

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

January 9, 2018

FILE FOR RECORD
JENNIFER LINDSEY WEIG
COUNTY CLERK HUNT CO. TX
18 JAN 10 11:11
BY: DEPUTY

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: July 15, 2017

Grantor: Bryan Schultz

Trustee: David K. Waggoner

Beneficiary: Cross Creek Cattle, Inc.

Recorded in: Clerk's Instrument Number 2017-10388,
Official Public Records of Hunt County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$21,000.00, executed by Bryan Schultz and payable to the order of Cross Creek Cattle, Inc.

Description of the Real Property: All that certain lot, tract or parcel of land situated in Hunt County, Texas, and being a 2.50 acre tract in the T. H. STEWART SURVEY, ABSTRACT 1018, and being more fully 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: February 6, 2018

Time: The Sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The Sale shall be completed by no later than 4:00 P.M.

Place: The sale will be held in the common area at the base of the central stairway on the second floor inside the Hunt County Courthouse, or at the base of the north steps outside the Courthouse, as determined by the Commissioner's Court of Hunt County, Texas, and 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.

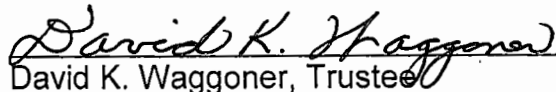
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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.**

Executed this 9th day of January, 2018.



David K. Waggoner, Trustee

State Bar No. 50511604

103 West Elm Street

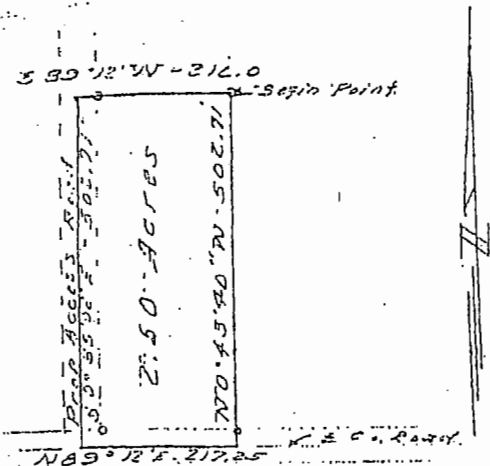
P.O. Box 875

Hillsboro, Texas 76645

Telephone: 254-580-0265

Info@WaggonerLawFirm.net

Exhibit "A"
[Property Description]



F I E L D N O T E S

All that certain lot, tract, or parcel of land situated in Hunt County, Texas and being a 2.50 acre tract in the T.H. Stewart Sur. Abst. 1018 described as tract One in the Deed of Trust between Billy Gene Neville et. ux. and Dan J. Miller, trustee, and recorded in Vol. 377 Page 578 Deed Records, Hunt County, Texas and being more particularly described as follows:

SCALE: 1" = 200 FT.

LEGEND.

o Iron Pin

BEGINNING at an iron pin set for corner

which bears S 0 deg. 43' 40" E a distance of 2308.16 feet and S 89 deg. 12' W a distance of 232.6 feet from the N. E. corner of the above said 56.767 acre tract;

THENCE S 89 deg. 12' W a distance of 216.00 feet to a point in the centerline of a proposed access road with an iron pin offset in the East edge of said road for marker;

THENCE S 0 deg. 35' 08" E along the centerline of said road a distance of 502.71 feet to a point in the centerline of a county road with an iron pin offset in the North edge of said county road for marker;

THENCE N 89 deg. 12' E along said centerline of said county road a distance of 217.25 feet to a point with an iron pin offset in the North edge of said county road for marker;

THENCE N 0 deg. 43' 40" W a distance of 502.71 feet to the point of beginning enclosing 2.50 acres of land of which approx. 0.29 acre lies within the proposed access road and approx. 0.12 acre within the said county road.

PHASE III
TRACT 12

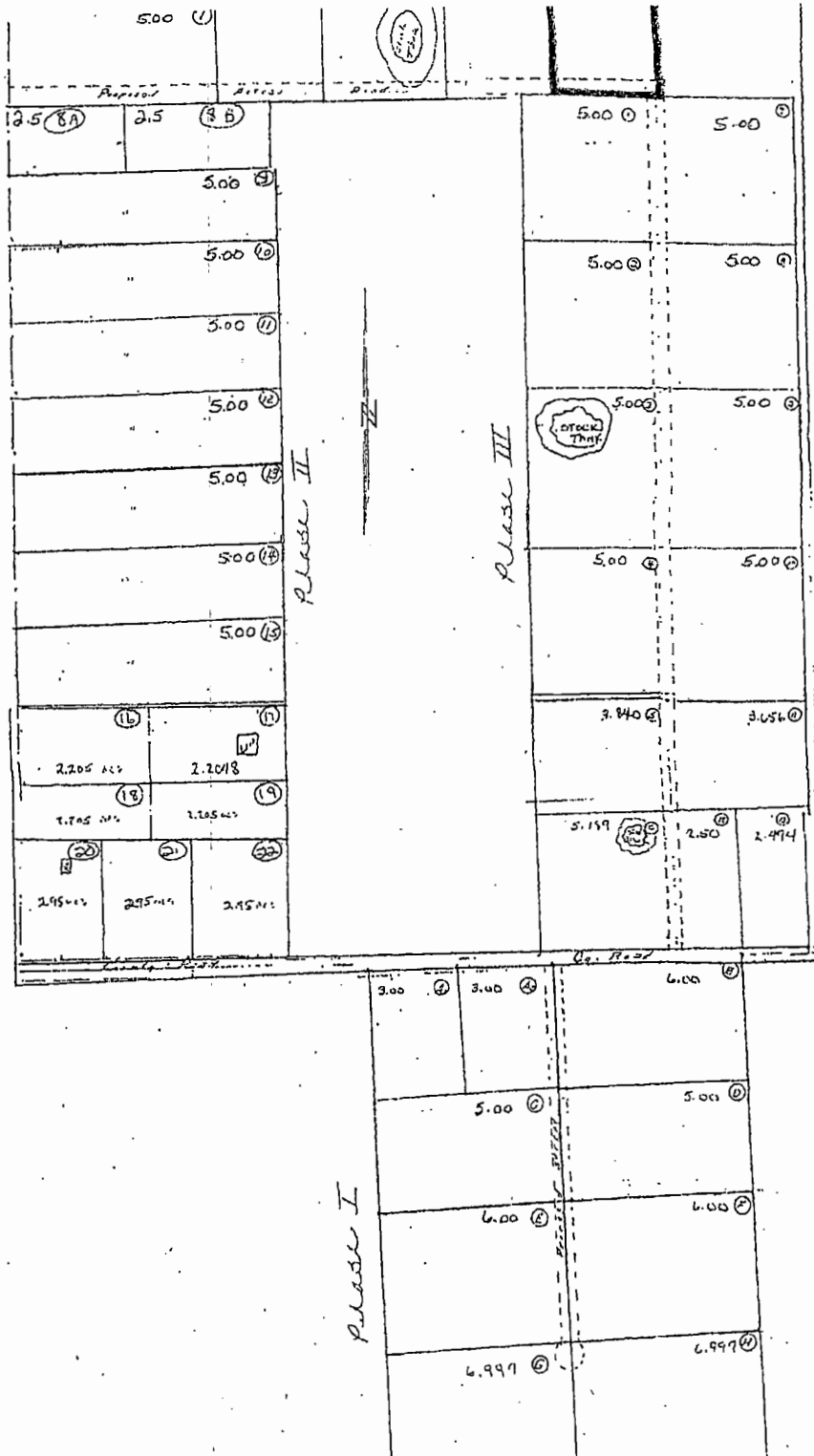
Buyer's Initials:

BCS

Seller's Initials:

GA

Exhibit "A"
[Property Description]



Buyer's Initials: BCS

Seller's Initials: AA