

POSTED
C.K. 10-25-19
11:35a.m.

Notice of Foreclosure Sale

Dated: October 23, 2019

Buyer: James Beall

Trustee: Lance Hall, P.O. Box 168, Sweetwater, Texas 79556

Seller: Beth Hall

Recorded in: The Notice of Foreclosure sale is recorded in the real property records of Nolan County, Texas

Legal Description: 801 East 16th Street, All of Lot 1 in Block 15 of the Hillcrest Addition to the City of Sweetwater, Nolan County, Texas.

Secures: Contract in the original principal amount of \$42,500.00, executed by James Beall Buyer and payable to the order of Seller, Beth Hall

Modifications and Renewals: Seller Financing Addendum

Original Property: The real property, improvements, and personal property described above.

Property: 801 East 16th Street, as described above.

Guaranty: The Sales price is contained in Promissory Note and Deed of Trust.

Foreclosure Sale:

Date: December 3, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Nolan County Courthouse, 100 East 3rd Street, Sweetwater, Texas 79556.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Sellers bid may be by credit against the indebtedness secured by the lien of the Contract.

Default has occurred in the payment of the Sales Price and in the performance of the obligations of the Contract. Because of that default, the original lender, the Seller and holder of the contractual obligation, has requested a Trustee to sell the Property.

The Contract may encumber both real and personal property. Formal notice is hereby given of original lender's election to proceed against and sell both the real property and any personal property described in the Contract in accordance with original Seller's rights and remedies under the Contract of the State of Texas.

The Trustee is representing the Seller in connection with the contract.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Contract, and applicable Texas law.

If Seller passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Contract and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract, but prospective bidders are reminded that by law the Foreclosure 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 Contract. 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 "AS IS," without any expressed or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE CONTRACT AND ALSO IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE SELLER.

The Hall Law Firm

By: Lance Hall,
For the Firm

RECEIVED

OCT 25 2019

Nolan County Clerk