

#72

FILED 3:14 P.M

**Notice of Foreclosure Sale**

December 27, 2022

DEC 27 2022

Deed of Trust ("Deed of Trust"):

Nicole Tanner  
CLERK COUNTY HILL COUNTY TEXAS  
BY [Signature] DEPUTY

Dated: April 30, 2021

Grantor: Cassandra Williams

Trustee: Kara E. Pratt

Lender: J. C. Overton and Eileen Overton as co-Trustees of the J.C. Overton and Eileen Overton Revocable Living Trust

Recorded in: Vol. 2114, Page 153 of the real property records of Hill County, Texas

Legal Description: All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, being all of Lots Six (6), Seven (7), Eight (8) and a portion of Lot Nine (9) and a portion of a 20 foot wide Alley in Block Five (5) of the GREENWADE ADDITION, according to the Plat as filed of record in Vol. 299, Page 160, of the Deed Records of Hill County, Texas, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$50,000.00, executed by Cassandra Williams ("Borrower") and payable to the order of Lender

**Foreclosure Sale:**

Date: Tuesday, March 7, 2023

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. and not later than three hours thereafter.

Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 J. C. Overton's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, J. C. Overton, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of J. C. Overton and Eileen Overton as co-Trustees of the J.C. Overton and Eileen Overton Revocable Living Trust's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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 Deed of Trust, and applicable Texas law.

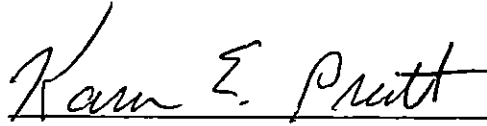
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 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 Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. 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, except as to the warranties (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(a) of the Texas Property Code, 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 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.**

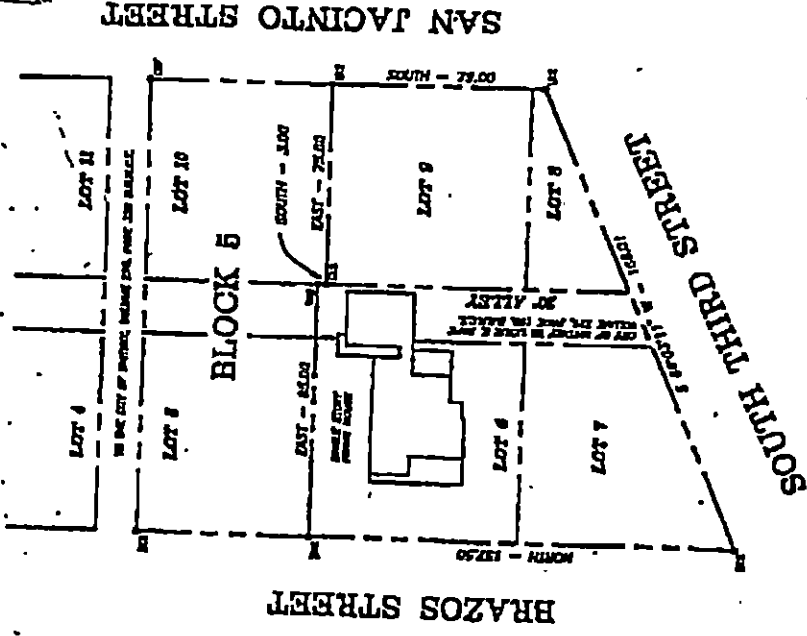
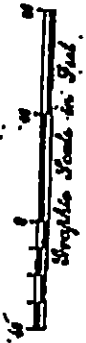


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Kara E. Pratt  
P.O. Box 916, 111 S. Waco Street  
Hillsboro, TX 76645  
Telephone (254) 580-2443  
Telecopier (254) 580-2474  
[Kara@LadyLitigators.com](mailto:Kara@LadyLitigators.com)  
SBN: 00795341

W. B. EBANES

Registered Professional Land Surveyor No. 263



PLAT SHOWING ALL OF LOTS 4 & 5 AND PART OF 6 OF THE GREENWALD ADDITION TO THE CITY OF HOUSTON, HILL COUNTY, TEXAS ACCORDING TO THE PLAT AS FILED OF RECORD IN VOLUME 104, PAGE 63 OF THE PUBLIC RECORDS OF HILL COUNTY, TEXAS JOINTLY WITH A PORTION OF THE INTERSECTION OF WIDE ALLEY LOCATED IN LOTS 6 & 7 FROM THE CITY OF HOUSTON, AT CORNER AS FILED OF RECORD IN VOLUME 104, PAGE 63 OF SAID SAID RECORDS.

I hereby certify that this plat represents a survey made on the ground on 27 February, 1951.

*W. B. Ebanes*  
 W. B. Ebanes  
 Registered Professional Land Surveyor No. 263

OFFICE ADDRESS: HOUSTON, TEXAS 77002 / 8011 04-1108  
 MAILING ADDRESS: 1000 MERCED, CLARENCE, TEXAS 77002 / 8011 04-1108

*Corrected*  
 2/28/51

W.D. EVANS  
Registered Professional Land Surveyor No. 392

Field Notes  
for

A tract containing all of Lots 6, 7, 8, a part of 9, and a portion of an alley  
in  
Block 5, of the Greenwad Addition  
to the City of Whitney  
Hill County, Texas

All that certain lot, tract, or parcel of land being all of Lots 6, 7, 8, a portion of Lot 9, and a portion of a 20' wide alley, in Block 5 of the Greenwad Addition, conveyed from the City of Whitney to Leslie E. Rape by Deed as filed of record in Volume 299, Page 326, of the Deed Records of Hill County, Texas; according to the plat as filed of record in Volume 299, Page 160, of the deed records of Hill County, Texas, and being more particularly described by meters and bounds as follows:

- BEGINNING** at an iron rod set at the intersection of the North line of South Third Street and the east line of Brazos Street for the southwest corner of said Block 5, and the southwest corner of lot 7, for the southwest corner of this tract;
- THENCE** North, along the east line of Brazos Street, and the west line of Block 5, a distance of 157.5 feet to an iron rod set for the northwest corner of Lot 6, the southwest corner of Lot 5, and the northwest corner of this tract;
- THENCE** East, along the south line of Lot 5, and the north line of Lot 6, and across said 20' wide alley, a distance of 95.0 feet to an iron rod set for an Ell corner of this tract in the east line of said alley for the southwest corner of Lot 10, and the northwest corner of Lot 9;
- THENCE** South, along the east line of said alley and the west line of Lot 9, a distance of 3.0 feet to an iron rod set for an Ell corner of this tract;
- THENCE** East, a distance of 75.0 feet to an iron rod set in the east line of Lot 9, the east line of said Block 5, and the west line of San Jacinto Street for the northeast corner of this tract;
- THENCE** South, along the east line of Lots 9 and 8, and the west line of San Jacinto Street, a distance of 79.0 feet to an iron rod set for the southeast corner of this tract and the southeast corner of said Lot 8;
- THENCE** S 66° 03' 11" W, along the north line of South Third Street, a distance of 186.01 feet to the place of Beginning and Containing 0.462 acres of land more or less and being all of Lots 6, 7, 8 and the south 74.5 of Lot 9, along with that portion of said closed alley.