

#44

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

2023 AUG 11 PM 2:55

August 11, 2023

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 7, 2021

Grantor: Salt Ridge Properties, LLC

Trustee: David K. Waggoner

Beneficiary: Hard Investments, LLC

Recorded in: Volume 2123, Page 316, Clerk's Instrument Number 00124783,
Official Public Records of Hill County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of **\$210,000.00**, executed by Salt Ridge Properties, LLC, and payable to the order of Hard Investments, LLC

Description of the Real Property: All that certain lot, tract or parcel of land containing 9.00 acres, more or less, situated in the J. Chambers Survey, Abstract No. 165, in Hill County, Texas, 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: Tuesday, September 5, 2023

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 east exterior steps of the Hill County Courthouse located at 1 North Waco Street, Hillsboro, Hill County, Texas, as designated for foreclosure sales by the Commissioners Court of Hill County, Texas, 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.

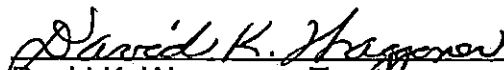
The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (DEED OF TRUST) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE SALE ON BEHALF OF THE MORTGAGEE (BENEFICIARY) .

Executed this 11th day of August, 2023.



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

CERTIFICATE OF POSTING

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on August 11, 2023, my agent filed this Notice of Trustee's Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.



David K. Waggoner

EXHIBIT "A"
Page 1 of 3

A 21.00-acre tract of land in the J. Chambers Survey, Abstract No. 165, Hill County, Texas, as surveyed on the ground in April of 2021 by W.L. Vaughn, Registered Professional Land Surveyor No. 1807, being part of Tract 1, as described in a deed from C & G Realty E, LLC, et al, to Hard Investments, LLC, dated November 3rd, 2020, recorded in Volume 2076, Page 390 of the Hill County Official Public Records and, being more particularly described, referenced to Texas Coordinate System, North Central Zone; 1993 Datum, as follows:

Beginning at a MAG Nail, found in asphalt at the southwesterly end of Farm Road 1304, at the westerly most corner of said Tract 1, in the northeasterly lines of a 16.25-acre tract described in a deed to David K. Waggoner, recorded in Volume 2091, Page 348 of the Hill County Official Public Records and from which, a 1/2" iron, found for reference, bears North 55° 32' 01" East, 53.60 feet;

Thence, North 55° 32' 01" East, along the southerly line of Farm Road 1304, at 53.60 feet pass said reference and continuing for a total distance of 201.40 feet to a 5/8" iron, marked "Ince," found at the beginning of a curve with center bearing South 34° 30' 04" East, 5669.58 feet;

Thence northeasterly, along said southerly line and curve, through a central angle of 3° 59' 59", for an arc distance of 395.78 feet (Chord Bears North 57° 29' 56" East, 395.70 feet) to a 5/8" iron, marked "Ince," found at the end of said curve;

Thence, North 59° 34' 28" East, along the southerly line of Farm Road 1304, for a distance of 417.44 feet to an "A/C," 5/8" iron with an Aluminum Cap marked "Vaughn Surveyor No. 1807," set for corner;

Thence, South 31° 04' 09" East, for a distance of 888.26 feet to an A/C set for corner;

Thence, South 58° 55' 48" West, for a distance of 1037.70 feet to a MAG nail set in asphalt of County Road 2200, in the common line of said Hard Investments Tract 1 and a tract described in a deed to Ronnie Hasty, recorded in Volume 1283, Page 178 of the Hill County Official Public Records;

EXHIBIT "A"

Page 2 of 3

Thence, North 30° 17' 58" West, along the common line of said Hard Investments and Hasty tracts, along County Road 2200, for a distance of 150.00 feet to the northerly most corner of said Hasty tract, the easterly most corner of a 5.07-acre tract described in a deed to Hard Investments, LLC, recorded in Volume 2086, Page 324 of said records, a point from which a 5/8" iron marked "Ince," found for reference, bears South 59° 35' 45" West, 15.50 feet;

Thence, North 30° 17' 10" West, along the common lines of said Hard Investments Tract 1 and 5.07-acre tracts, along County Road 2200, for a distance 555.03 feet to a 60d Nail found at a bend in said lines;

Thence, North 26° 14' 53" West, along the common lines of said Hard Investments Tract 1 and 5.07-acre tracts, along County Road 2200, for a distance 53.83 feet to a Railroad Spike found at the northerly most corner of said 5.07-acre tract, an easterly corner of said Waggoner 16.25-acre tract;

Thence, North 26° 13' 04" West, along the common line of said Hard Investments Tract 1 and said Waggoner tracts, along County Road 2200, for a distance of 112.94 feet to the Place of Beginning and, containing 21.00 acres of land, of which, approximately 0.55 acres are situated in said roadway.

EXHIBIT "A"
Page 3 of 3

SAVE AND EXCEPT THE FOLLOWING:

A 12.00-acre tract of land in the J. Chambers Survey, Abstract No. 165, Hill County, Texas, as surveyed on the ground in February of 2022 by W.L. Vaughn, Registered Professional Land Surveyor No. 1807, being part of the 21.00-acre tract described in a deed from Hard Investments, LLC to Salt Ridge Properties, LLC, dated July 20th, 2021, recorded in Volume 2123, Page 306 of the Hill County Official Public Records and, being more particularly described, referenced to Texas Coordinate System, North Central Zone, 1993 Datum, as follows:

Beginning at a MAG nail found in asphalt in County Road 2200, at the westerly most corner of said 21.00-acre tract, in the northeasterly line of a tract described in a deed to David and Monica Helms, recorded in Volume 2091, Page 348 of the Hill County Official Public Records, from which, a ½" iron, found for reference, bears North 55° 32' 01" East, 53.60 feet and, being approximately North 59° 28' 28" East, 6306 feet from the occupied northwesterly corner of said Chambers Survey;

North 55° 32' 01" East, to and along the southerly line of Farm Road 1304, at 53.60 feet pass said reference near fence corner and continuing for a total distance of 201.41 feet to a 5/8" iron marked "Ince," found at the beginning of a curve with center bearing South 34° 30' 04" East, 5669.88 feet;

Thence northeasterly, along said southerly line and curve, through a central angle of 3° 59' 59", for an arc distance of 395.80 feet (Chord Bears North 57° 29' 56" East, 395.72 feet to a 5/8" iron, marked "Ince," found at the end of said curve;

Thence, North 59° 34' 28" East, along the southerly line of Farm Road 1304, for a distance of 285.65 feet to an "A/C," 5/8" iron with an Aluminum Cap marked "Vaughn Surveyor No. 1807," set for corner;

Thence, South 31° 04' 09" East, for a distance of 582.44 feet to an A/C set for corner;

Thence, South 58° 31' 48" West, for a distance of 901.91 feet to a MAG nail set for corner in asphalt in County Road 2200, in the common line of said 21.00-acre tract and a tract described in a deed to Terri Kilgo, recorded in Volume 2102, Page 232 of the Hill County Official Public Records;

Thence, North 30° 17' 10" West, along the common lines of said Salt Ridge and Kilgo tracts, along County Road 2200, for a distance of 403.99 feet to a 60d nail found at a bend in said lines;

Thence, North 26° 13' 39" West, along the common lines of said Chapman and Kilgo tracts, to and along the common line of said Chapman and Helms tracts, for a total distance of 166.78 feet to the Place of Beginning and containing 12.00 acres of land, of which 0.39 acres are situated in County Road 2200.