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...JOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 FEB 22 AM 9:58

Notice of Foreclosure 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.

1. *Property to Be Sold.* The property to be sold is described as follows:

See Exhibit "A" attached hereto and incorporated herein for all purposes for a complete legal description of the subject property, commonly known as 182 Stevens St., Itasca, Texas 76055.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 2214, Page 202 of the Official Public Records of Hill County, Texas.

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

Date: April 2, 2024

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: East door of the Hill County Courthouse located at 1 North Waco Street, Hillsboro, Texas 76645 or the place specified for foreclosure sales by the Commissioner's Court of Hill County, Texas.

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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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 sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 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.

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. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Cory Joe Nelson.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the real estate lien note in the original principal amount of \$65,000.00, executed by Cory Joe Nelson and payable to the order of N.E.K., Inc.. N.E.K., Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of February 22, 2024, there was owed \$59,282.79 in principal and interest, along with \$1,250.00 in attorney's fees, both amounts of which are owed to the Payee.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, NEK, Inc., c/o Amanda Boone, P.O. Box 1865, Cleburne, TX 76033.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: February 22, 2024.



Mark Hines, substitute trustee
502 North Ridgeway
Cleburne, Texas 76033
Telephone (817) 357-8755
Telecopier (817) 641-0517

EXHIBIT "A"

All that certain Lot, Tract or Parcel of land located in Hill County, Texas, and being Lot(s) One (1), Two (2), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), Block Eight (8), and part of a Twenty (20') foot alley, Original Town, Osceola Subdivision, Hill County, Texas, according to the plat recorded in Volume 85, Page 75, Plat Records, Hill County, Texas, and being more particularly described as follows:

FIELD NOTES for a lot, tract, or parcel of land containing 0.689 acres, being all of Lots 1, 2, 15, 16, 17 and 18, Block 8 and part of a 20' Alley of the Town of Osceola In Hill County, Texas. Said land is all of that certain tract described in a Judgment styled Rita Gail Robertson vs. Gary L. Melson recorded in Volume 957, Page 148 of the Official Public records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found In the east line of Stevens Street , for the southwest corner of said Lot 15 and the southwest corner of said 0.689 acres;

THENCE: N 39 deg 30 min 0 sec W 100.00 feet along said east line to a 1/2 inch iron rod set in the south line of Campbell Avenue (not used as street), for the northwest corner of said Lot 18 and the corner of said 0 ,689 acres ;

THENCE: N 50 deg 30 min 0 sec E 300.00 feet along said south line to a 1/2 inch iron rod found at its intersection with the west line of House Street, for the northeast corner of said lot 1 and the northeast corner of said 0.689 acres;

THENCE: S 39 deg 30 min 0 sec E 100 ,00 feet along said west line to a 1/2 inch iron rod found , for the southeast corner of said Lot 2 and the southeast corner of said 0.689 acres;

THENCE: S 50 deg 30 min 0 sec W (base bearing) 300.00 feet to the place of beginning , containing 0.689 acres of land.