

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, that certain Deed of Trust (the "Deed of Trust"), dated December 21, 2015 from Betty A. Gonzales and Janarra B. Gonzales ("Borrower"), as Grantor to Ryan Coggin, Trustee, filed for record in Real Property Records of Milam County, Texas on January 11, 2016 as Instrument Number 4948, Volume 1271, Pages 809-813, more particularly described therein, which serves as security for a \$35,700.00 promissory note described therein (the "Note") executed by Borrower and payable to the order of HB EQUITY, LLC and subsequently assigned to Homestead Opportunity Fund, LP on January 14, 2016 by Assignment of Mortgage, filed for record in Real Property Records of Milam County, Texas on January 21, 2016 as Instrument Number 5081, in Volume 1272, Pages 531 & 532.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, HOMESTEAD OPPORTUNITY FUND, LP, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 4, 2020 beginning at 11:00 o'clock am or not later than 2:00 o'clock pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Milam County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Milam County, Texas, which real property is described as follows:

Legal Description: As described in Deed of Trust/Mortgage referred to herein and herein described as same:
See Exhibit "A"

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective December 31, 2019

Property Address: 410 W. Belton Ave, Rockdale, TX 76567-2845

Substitute Trustee, Linda Booker
Linda Booker, P.O. Box 301193, Austin, TX 78703-0020

Filed 13th day of Jan
in 2020, At 11:30 A.M.
JODI MORGAN
County Clerk, Milam County, Texas
By Jennifer Northcott
Deputy

Legal Description for 410 Belton, Rockdale, TX

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN MILAM COUNTY, TEXAS, AND BEING A PART OF LOT FIVE (5), (SOUTH PORTION), BLOCK ONE HUNDRED FIFTEEN (115), CITY OF ROCKDALE, TEXAS, AS PER PLAT OF SAID CITY, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH STEEL PIN SET FOR THE SOUTHEAST CORNER OF THE SAID LOT 5 IN THE NORTH LINE OF WEST BELTON AVENUE FOR THE SOUTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT'

THENCE WITH THE SOUTH LINE OF THE SAID LOT 5 AND THE NORTH LINE OF WEST BELTON AVENUE SOUTH 64 DEG.00' WEST, 61.00 FEET TO A ½-INCH STEEL PIN SET FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF HEREOF;

THENCE WITH THE WEST LINE OF SAID LOT 5, NORTH 26 DEG. 00' WEST, 83.50 FEET TO A ½-INCH STEEL PIN SET FOR THE NORTHWEST CORNER THEREOF;

THENCE NORTH 64 DEG. 00' EAST, 61.00 FEET TO A ½-INCH STEEL PIN SET IN THE EAST LINE OF SAID LOT 5 FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOT 5, SOUTH 26 DEG. 00' EAST 83.50 FEET TO THE POINT OF BEGINNING, WHICH LOT WAS SURVEYED ON THE GROUND BY WAYNE A. WOELFEL, REGISTERED PUBLIC SURVEYOR #1930 IN MARCH OF 1985.

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, that certain Deed of Trust (the "**Deed of Trust**"), dated December 21, 2015 from Betty A. Gonzales and Janarra B. Gonzales ("**Borrower**"), as Grantor to Ryan Coggin, Trustee, filed for record in Real Property Records of Milam County, Texas on January 11, 2016 as Instrument Number 4948, Volume 1271, Pages 809-813, more particularly described therein, which serves as security for a \$35,700.00 promissory note described therein (the "**Note**") executed by Borrower and payable to the order of HB EQUITY, LLC and subsequently assigned to Homestead Opportunity Fund, LP on January 14, 2016 by Assignment of Mortgage, filed for record in Real Property Records of Milam County, Texas on January 21, 2016 as Instrument Number 5081, in Volume 1272, Pages 531 & 532.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 4, 2020 beginning at 11:00 o'clock am or not later than 2:00 o'clock pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Milam County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Milam County, Texas, which real property is described as follows:

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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.

IN WITNESS HEREOF, this instrument has been executed to be effective December 31, 2019

Property Address: 410 W. Belton Ave, Rockdale, TX 76567-2845

Substitute Trustee, Linda Booker
Linda Booker, P.O. Box 301193, Austin, TX 78703-0020

Legal Description for 410 Belton, Rockdale, TX

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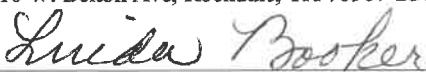
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