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AT 10:00 FILED O'CLOCK A M

OCT 12 2017

Andrea Simpson
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust, dated March 20, 2012 (the "Deed of Trust"), from Gwendolyn Anderson ("Borrower"), as Grantor to Kelley Brough, filed for record in Real Property Records of Coryell County, Texas on July 2, 2012 as Instrument Number 254868, more particularly described therein, which serves as security for a \$26,100 promissory note described therein (the "Note") executed by Borrower and payable to the order of Kelley Hargrave and further assigned to Casa Rose, LTD.

WHEREAS, the undersigned has been appointed 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, Casa Rose, LTD, 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, November 7th, 2017 beginning at 1:00 o'clock pm, or not later than 4:00 pm, the Substitute Trustee or 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 Coryell 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 Coryell County, Texas, which real property is described as follows:

Lot Three (3), Block One (1), of Smith's Addition or subdivision #2 to the city of Copperas Cove, Coryell County, Texas, according to the plat of record in Vol. 190, Page 550 Coryell County Deed Records.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective October 1, 2017

Property Address: 315 W. Lincoln, Copperas Cove, TX 76522

Chris Hinkle

Chris Hinkle, Trustee, 3810 Medical Parkway, Suite 134, Austin, TX 78756