

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, December 4, 2015, a Deed of Trust (the **"Deed of Trust"**) was executed by Laura E. Cate & Justin High, as Grantors to Ryan Coggin, Trustee and filed for record in Real Property Records of Milam County, Texas on December 21, 2015 as Instrument Number 4755 in Volume Number 1270, pages 640-644, more particularly described therein, which serves as security for a \$27,000.00 promissory note described therein (the **"Note"**) executed by Borrower, payable to the order of HB Equity, LLC. Subsequently assigned to Homestead Opportunity Fund, LP on January 14, 2016 by Assignment of Mortgage, recorded in Real Property Records of Milam County on January 21, 2016 as Instrument # 5082 in Vol. Number 1272, Pages 533-534.

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, April 4, 2017 beginning at 10:00 o'clock am and not later than 4:00 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: 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.

Received 9 day of March  
in 2017, At 9:35 A.M.  
BARBARA VANSA  
County Clerk, Milam County, Texas  
By Nancy Tucker  
Deputy

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 March 1, 2017

Property Address: 611 Brandon Street, Rockdale, Milam County, Texas 76567-6403

Substitute Trustee, Linda Booker  
Linda Booker

EXHIBIT "A"

All that certain tract or parcel of land situated in the City of Rockdale, Milam County, Texas, a part of Block 121 of the City of Rockdale recorded in Cabinet A, Slide 47 of the Plat records, being all of a called 60'x120' Tract conveyed from Tracy Daimler, et al by deed dated November 7, 2011 and recorded in Vol. 1159, Pg. 393 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set ½" iron rod on the west line of a 2' wide reserve strip of Cameron Place Addition (Plat Records – Cabinet a, Slide 11-A), at the southeast corner of a tract conveyed in the Frank Kubiak in Vol. 284, Pg. 26, for the northeast corner of this tract;

*THENCE* South 30° 36' 38" E – 60.00 feet along the said west line of a 2' wide reserve strip of the said Cameron Place Addition to a set ½" iron rod at the northeast corner of a tract conveyed Martin L. Johnson in Vol. 786, Pg. 246, for the southeast corner of this tract;

*THENCE* South 59° 23' 52" W – 120.00 feet along the north lines of the said Johnson tract and a tract conveyed to Rodolfo Gonzalez Sanchez in Vol.467, Pg. 405, respectively, to a set ½" iron rod on the east line of a tract conveyed to Jim P. Banes, et ux in Vol. 504, Pg. 43, at the northwest corner of the said Sanchez tract, for the southwest corner of this tract;

*THENCE* North 30° 36' 08" W – 60.00 feet along the east lines of the said Eanes tract a tract conveyed to Morris B. Sutton in Vol. 455, Pg. 234, respectively, to a set ½" iron rod at the southwest corner of the said Kubiak tract, for the northwest corner of this tract;

*THENCE* North 59° 23' 52" E-120 feet along the said west line of the said Kubiak tract to the POINT OF BEGINNING containing within these metes and bounds 0.165 Acres of land.

Property: 611 Brandon Street, Rockdale, Milam County, TX 76567-3403