

MAY 04 2020

Shilissa Machel Drayton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date May 4, 2020

Deed of Trust Security Agreement – Financing Statement (“Deed of Trust”):

Date January 30, 2018
Grantor Shilissa Machel Drayton
Trustee Joe Carothers
Beneficiary D & S Rentals
Recorded in. Clerk’s File No. 304179, Public Records of Coryell County, Texas
Secures Real Estate Note (“Note”) in the original principal amount of \$220,000 00, executed by Shilissa Machel Drayton (“Borrower”) and payable to the order of Beneficiary

Property The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto.

Substitute Trustee: Charis B. Clawson
Address 620 E. Leon St , Gatesville, TX 76528

Foreclosure Sale:

Date: June 2, 2020

Time of Sale: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three (3) hours thereafter.

Place of Sale: North steps of the Coryell County Courthouse, Gatesville, Texas, in the area designated for foreclosure sales by the Commissioners’ Court of Coryell County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust Because of that default, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

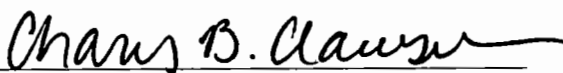
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary’s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary’s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law

The Foreclosure 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 Foreclosure 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. For avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

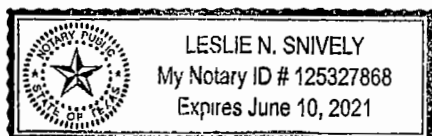
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust**. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


Charis B. Clawson, Substitute Trustee

STATE OF TEXAS §
COUNTY OF CORYELL §

This instrument was acknowledged before me on the 4th day of May, 2020, by Charis B. Clawson.



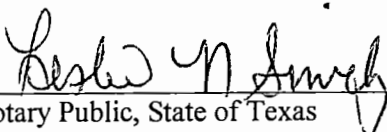

Notary Public, State of Texas

EXHIBIT A

Property (including any improvements): BEING all that certain property described as Lots Two (2) and Three (3), Block Four (4), CUMMINGS ADDN, NO 3, Copperas Cove, Coryell County, Texas as per plat of record in Volume 2, Page 38, Plat Records of Coryell County, Texas

Personal Property. The property constituting personal property located in or on and used in the enjoyment of the Property

DESCRIPTION OF COLLATERAL COVERED BY SECURITY AGREEMENT/FINANCING STATEMENT: Furniture, Fixtures & Equipment