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AT 1:25 FILED O'CLOCK A M

NOTICE OF FORECLOSURE SALE

JUN 16 2020

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 EXHIBITS "A," "B," and "C."
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated September 28, 2018, and recorded in real property records of Coryell County, Texas as Document 311023.

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

Date: July 7, 2020

Time: 10:00 A.M

Place: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee 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 § 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.

5. Obligations Secured. The Deed of Trust executed by ANDY WILLIAMS AS PERSONAL GUARANTOR AND ON BEHALF OF IMPERIAL ROI, INC., provides that it secures the payment of the indebtedness in the original principal amount of \$350,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note STRATA TRUST COMPANY, CUSTODIAN, FBO POLLY MERLE HESLOP is the current mortgagee of the note and deed of trust and the current mortgage servicer. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Annarose M. Harding, Nicholas Campbell, Branch M. Sheppard, Tim Lewis, Brenda Wiggs, Guy Wiggs Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington as Substitute Trustee to act under and by virtue of said Deed of Trust

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

[Handwritten signature]

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PROFESSIONAL LAW CORPORATION Branch M. Sheppard, Attorney at Law Sara A. Morton, Attorney at Law Annarose M. Harding, Attorney at Law 1301 McKinney Drive, Suite 1400 Houston, Texas 77010 (713) 599-0700

[Handwritten signature]

Annarose M. Harding, Nicholas Campbell, Branch M Sheppard, Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington c/o Galloway Johnson Tompkins Burr & Smith 1301 McKinney Drive, Suite 1400 Houston, Texas 77010 (713) 599-0700

CERTIFICATE OF POSTING

I am [signature] whose address is c/o Galloway, Johnson, Tompkins, Burr & Smith, A P.L.C., 1301 McKinney Drive, Suite 1400. Houston, TX 77010. I declare under penalty of perjury that on June 16, 2020, I filed this Notice of Foreclosure Sale at the office of the Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.

EXHIBIT "A"
LEGAL DESCRIPTION
(2520 Osage A, B, C, D, E, F, Gatesville, Texas 76528)

TRACT Being part of Lot Ten (10) and Lot Eleven (11), Block Two (2), of GUGGOLZ ADDITION, Gatesville, Coryell County, Texas, as shown of record in Volume 174, Page 360, Deed Records of Coryell County, Texas, and being more fully described as follows:

THIRD TRACT: Beginning at the Northwest corner of said Lot No. 10 on the South line of Osage Road;

THENCE North 88 deg. 38 min. E. 109 feet to the Northwest corner of lot said to T.V. Foote;

THENCE South 0 deg. 37 min. East 130 feet to Foote's Southwest corner;

THENCE North 88 deg. 38 min. East 163 feet to the Southeast corner of lot sold W. G. Scott on west line of Lover's Lane;

THENCE South 0 deg. 37 min. 35 feet to corner;

THENCE South 88 deg. 38 min. West 180 feet to a corner on East line of lot said J. O. Winslar;

THENCE North 5 feet Winslar's Northeast corner;

THENCE South 88 deg. 38 min. West 90 feet to Winslar's Northwest corner;

THENCE North 160 feet to the PLACE OF BEGINNING.

EXHIBIT A
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CERTIFICATE OF POSTING

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EXHIBIT "B"
LEGAL DESCRIPTION

TRACT Being part of Lot Ten (10) and Lot Eleven (11), Block Two (2), of GUGGOLZ ADDITION, Gatesville, Coryell County, Texas, as shown of record in Volume 174, Page 360, Deed Records of Coryell County, Texas, and being more fully described as follows:

BEGINNING at a corner on the South line of Lot No. 11, Block 2 of the Guggolz Addition to the City of Gatesville, Texas, 90 feet West from the SE corner of same;

THENCE West with said South line and North line of Oak Drive at 20 feet pass SW corner of same, the SE corner of Lot No. 10 in said Block No. 2, continue course and count with said street and South line of Lot No. 10, in all 90 feet to a corner;

THENCE North 0 deg. 37 min. West 75 feet to a corner;

THENCE East 90 feet to a corner;

THENCE South 0 deg. 37 min. East at 10 feet cross line common to Lot No. 10 and Lot No.

11, continue course and count in all 75 feet to the PLACE OF BEGINNING.

EXHIBIT B

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CERTIFICATE OF POSTING
I am _____ whose address is c/o Galloway, Johnson, Tompkins, Burr & Smith, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010 I declare under penalty of perjury that on June _____, 2020, I filed this Notice of Foreclosure Sale at the office of the Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.

EXHIBIT "C"
LEGAL DESCRIPTION

TRACT · Being part of Lot Ten (10) and Lot Eleven (11), Block Two (2), of GUGGOLZ ADDITION, Gatesville, Coryell County, Texas, as shown of record in Volume 174, Page 360, Deed Records of Coryell County, Texas, and being more fully described as follows:

Lying and situated in Coryell County, Texas and being a part of Lots 10 and 11 in Block 2 of the Guggolz Addition to the City of Gatesville, and described by metes and bounds as follows:

BEGINNING at the SE corner of Lot 11, Block 2, said Guggolz Addition at the intersection of Lovers' Lane and Oak Drive for the beginning corner of this;

THENCE South 88 deg. 38 min. West along the North line of Oak Drive and the South line of said Lot 11, 90 feet to a stake for the SW corner of this;

THENCE North 0 deg. 37 min. West at 65 feet cross the North line of said Lot 11, Block 2, Guggolz Addition, continuing in all 75 feet to a stake for the NW corner of this;

THENCE North 88 deg. 38 min. East 90 feet to a point on the East line of Lot 10, Block 2, Guggolz Addition for the NE corner of this;

THENCE South 0 deg. 37 min. West along the West line of Lovers' Lane 75 feet to the **PLACE OF BEGINNING.**

EXHIBIT C
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