

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.

HO9989-109

**NOTICE OF FORECLOSURE SALE**

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

704 GOLF COURSE ROAD, GATESVILLE, TEXAS 76528

LEGAL DESCRIPTION

SEE EXHIBIT "A", ATTACHED.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF  
CORYELL COUNTY

RECORDED ON  
October 3, 2019

UNDER DOCUMENT#  
320661

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE

DATE

TIME

North door/steps/porch the north entrance to the  
Courthouse or as designated by the county  
commissioner's office.

February 2, 2021.

10:00 AM

**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.

**OBLIGATIONS SECURED**

The Deed of Trust executed by IMPERIAL ROI, INC., provides that it secures the payment of the indebtedness in the original principal amount of \$ 220,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. KSD, LLC, a Texas limited liability company, whose address is 2667 Northaven Road, Dallas, Texas 75229, or any other place the Lender designates in writing, is the current mortgagee and servicer of the note and deed of trust. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

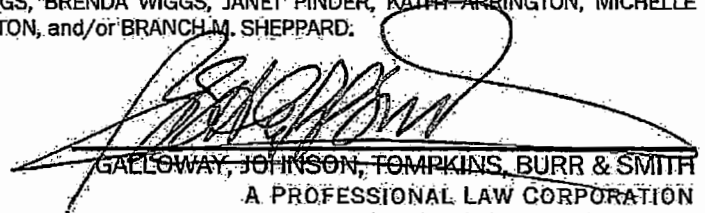
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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 the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

DAVID STOCKMAN, DONNA STOCKMAN, GUY WIGGS, BRENDA WIGGS, JANET PINDER, KATHY ARRINGTON, MICHELLE SCHWARTZ, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton

  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court **FILED** AT 10 O'CLOCK A M

POSTED \_\_\_\_\_

NAME \_\_\_\_\_

JAN 12 2021

TRUSTEE

  
COUNTY CLERK, CORYELL CO., TEXAS

## **EXHIBIT "A"**

FIELD NOTES DESCRIBING A 1.90-ACRE TRACT OF LAND IN THE E. NORTON SURVEY, ABSTRACT NUMBER 782, CORYELL COUNTY, TEXAS. ALSO BEING A TRACT OF LAND CONVEYED TO JESS A. FREEMAN AND WIFE, JEANNIE FREEMAN, RECORDED UNDER INSTRUMENT NUMBER 187788 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING LOT 1, BLOCK 4, SOUTHERN ANNEXATION TO THE CITY OF GATESVILLE, RECORDED IN CABINET A, SLIDE 198 IN THE PLAT RECORDS OF CORYELL COUNTY, TEXAS. SAID 1.90 ACRE-TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) AT THE SOUTHEAST CORNER OF SAID FREEMAN TRACT, THE SOUTHEAST CORNER OF SAID LOT 1, THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK 4, THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO INFINITE SERVICES, INC., RECORDED UNDER INSTRUMENT NUMBER 232018 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING IN THE WEST LINE OF GOLF COURSE ROAD (ALSO CALLED STRAW'S MILL ROAD PER PLAT), FROM WHICH A 3/8" DIAMETER IRON ROD FOUND WITH CAP (SHOCKLEY 2286) AT THE SOUTHWEST CORNER OF SAID LOT 2 BEARS S. 01 DEGREES 01 MINUTES 18 SECONDS W., 140.00 FEET, FOR THE SOUTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N. 88 DEGREES 41 MINUTES 41 SECONDS W. 589.07 FEET WITH THE SOUTH LINE OF SAID FREEMAN TRACT, THE SOUTH LINE OF SAID LOT 1, THE NORTH LINE OF SAID LOT 2, AND THE NORTH LINE OF SAID INFINITE SERVICES TRACT TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) IN THE EAST LINE OF A CALLED 61.827 ACRE TRACT OF LAND CONVEYED TO WILLIAM J. HIX, RECORDED UNDER INSTRUMENT NUMBER 110741 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, FROM WHICH A 3/8" DIAMETER IRON ROD FOUND WITH CAP (SHOCKLEY 2286) AT THE SOUTHWEST CORNER OF SAID LOT 2 BEARS S. 01 DEGREES 59 MINUTES 00 SECONDS W., 140.00 FEET, FOR THE SOUTHWEST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S. 88 DEGREES 41 MINUTES 41 SECONDS E., 586.71 FEET WITH THE NORTH LINE OF SAID FREEMAN TRACT, THE NORTH LINE OF SAID LOT 1, AND THE SOUTH LINE OF LOTS 4, 3, 2, AND 1 OF SAID BLOCK 3 TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) IN THE WEST LINE OF SAID GOLF COURSE ROAD, FOR THE NORTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S. 01 DEGREES 01 MINUTES 18 SECONDS W., 141.00 FEET WITH THE EAST LINE OF SAID FREEMAN TRACT, THE EAST LINE OF SAID LOT 1, AND THE WEST LINE OF SAID GOLF COURSE ROAD TO THE POINT OF BEGINNING, AND CONTAINING 1.90-ACRES OF LAND, MORE OR LESS.