


MAR 13 2018

JC Perez III, Co. Clk., Jim Wells Co., Texas
By  Deputy

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on June 25, 2013, Mario Elisa Chilton, as Grantor to Ryan Coggin, Trustee, executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of **\$43,999.00 (Forty-Three Thousand, Nine Hundred Ninety-Nine and 00/100 Dollars) payable to HB Equity, LLC** said Deed of Trust being filed for record on July 3, 2013 as document #425296 in Volume 1194, pages 673-677, of the Jim Wells County Clerks Records. Subsequently per instrument recorded as Document #425489 in Volume 1195, Pages 684-685 of the Jim Wells County Clerk's Records, an Assignment of Notes and Liens dated July 12, 2013 in favor of Homestead Opportunity Fund, LP, a Texas limited partnership, to which and the record thereof reference is made for all purposes.

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, Homestead Opportunity Fund, LP, a Texas Limited Partnership, 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 3, 2018 beginning at 12:00 o'clock pm or not later than 3:00 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 Jim Wells 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 Jim Wells County, Texas, which real property is described as follows:

Legal Description: LOT SIX (6) AND THE EAST ONE-HALF OF LOT SEVEN (7), BLOCK THREE (3), MEYER ADDITON TO THE TOWN OF PREMONT, JIM WELLS COUNTY, TEXAS, AS SET OUT IN THE MAP OR PLAT THEREOF RECORDED IN VOL. 5, PAGE 4, MAP RECORDS, JIM WELLS COUNTY, TEXAS.

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 TRUSTEE'S OR 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 February 28, 2018

Property Address: 633 Southwest 9th, Jim Wells County, TX 78375

Linda Booker

Substitute Trustee: Linda Booker