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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**  
(NON-JUDICIAL FORECLOSURE) 2023 AUG 11 PM 2:55

August 11, 2023

**Notice is hereby given of a public, non-judicial foreclosure sale.**

**Notice to Member(s) of Armed Forces: 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 a as a member of the 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. The address of the sender of this notice is set forth below.**

**Deed of Trust**

Dated: July 7, 2021

Grantor: Salt Ridge Properties, LLC

Trustee: David K. Waggoner

Beneficiary: Hard Investments, LLC

Recorded in: Volume 2123, Page 293, Clerk's Instrument Number 00124781, Official Public Records of Hill County, Texas

Secures: Real Estate Lien Note (the "Note") in the original principal amount of **\$520,700.00**, executed by Salt Ridge Properties, LLC, and payable to the order of Hard Investments, LLC

**Description of the Real Property:** All that certain lot, tract or parcel of land containing 13.98 acres, more or less, situated in the J. Chambers Survey, Abstract No. 165, and the W. Nelson Survey, Abstract No. 678, in Hill County, Texas, and being more fully described on **Exhibit "A"** attached hereto and incorporated herein for all purposes (the "Property").

**Trustee:** David K. Waggoner

**Trustee's Address:** 103 West Elm Street  
P.O. Box 875  
Hillsboro, Texas 76645

**Foreclosure Sale (the "Sale"):**

**Date:** Tuesday, September 5, 2023

**Time:** The Sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The Sale shall be completed by no later than 4:00 P.M.

**Place:** The east exterior steps of the Hill County Courthouse located at 1 North Waco Street, Hillsboro, Hill County, Texas, as designated for foreclosure sales by the Commissioners Court of Hill County, Texas, pursuant to Section 51.002 of the Texas Property Code.

**Terms of Sale:** The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of the Sale. Pursuant to the Deed of Trust, the Beneficiary 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the Sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. The 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 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. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

Pursuant to section 51.009 of the Texas Property Code, the Property shall be sold on an "AS IS, WHERE IS" basis, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.

Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the duly appointed Trustee, to conduct the Sale. Notice is given that before the Sale the Beneficiary may appoint another person as Substitute Trustee to conduct the Sale.

**THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT (DEED OF TRUST) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED TO CONDUCT THE FORECLOSURE SALE ON BEHALF OF THE MORTGAGEE (BENEFICIARY) .**

Executed this 11th day of August, 2023.

  
\_\_\_\_\_  
David K. Waggoner, Trustee  
State Bar No. 50511604  
103 West Elm Street  
P.O. Box 875  
Hillsboro, Texas 76645  
Telephone: 254-580-0265  
Info@WaggonerLawFirm.net

**CERTIFICATE OF POSTING**

I am David K. Waggoner, whose address is 103 West Elm Street, Hillsboro, Texas, 76645. I hereby declare under penalty of perjury that on August 11, 2023, my agent filed this Notice of Trustee's Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

  
\_\_\_\_\_  
David K. Waggoner

**EXHIBIT "A"**  
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A 32.07-acre tract of land in the J. Chambers Survey, Abstract No. 165, and the W. Nelson Survey, Abstract No. 678, Hill County, Texas, as surveyed on the ground in May of 2021 by W.L. Vaughn, Registered Professional Land Surveyor No. 1807, being part of Tract 1, as described in a deed from C & G Realty E, LLC, et al, to Hard Investments, LLC, dated November 3rd, 2020, recorded in Volume 2076, Page 390 of the Hill County Official Public Records and, being more particularly described, reference to Texas Coordinate System, North Central Zone, 1993 Datum, as follows:

Beginning at an "A/C," 5/8" iron with an Aluminum Cap marked "Vaughn Surveyor No. 1807," found in the southerly line of Farm Road 1304, at the westerly most corner of a 43.00-acre tract described in a deed to Colby C. Grady, et ux, recorded in Volume 2093, Page 826 of the Hill County Official Public Records;

Thence, South 31° 04' 09" East, along the southwesterly line of said Grady tract, for a distance of 1920.52 feet to an A/C found at the southerly most corner of said Grady tract, in the northwesterly line of a tract described in a deed to Andrea Holt, recorded in Volume 1128, Page 772 of the Hill County Deed Records;

Thence, South 59° 38' 34" West, along the common line of said Hard Investments and Holt tracts, in the general line of fence, for a distance of 806.75 feet to an A/C found at the easterly most corner of a 20.00-acre tract;

Thence, North 30° 21' 29" West, along the northeasterly line of said 20.00-acre tract, for a distance of 656.95 feet to an A/C found at the northerly most corner of said 20.00-acre tract;

Thence, South 58° 31' 48" West, along the northwesterly line of said 20.00-acre tract, for a distance of 625.51 feet to a 1/2" iron found at the easterly most corner of a tract described in a deed to George A. Wilhite, Jr, recorded in Volume 1760, Page 663 of the Hill County Official Public Records;

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Thence, North 27° 55' 24" West, along the common lines of said Hard Investments Tract 1 and said Wilhite tract, in the general line of fence, for a distance of 248.99 feet to a 5/8" iron, marked "Ince," found at the northerly most corner of said Wilhite tract, a re-entrant corner of said Tract 1;

Thence, South 59° 33' 11" West, along the common lines of said Hard Investments and Wilhite tracts, entering County Road 2200, for a distance of 12.68 feet to another 5/8" iron marked "Ince," found at the easterly most corner of a tract described in a deed to Ronnie Hasty, recorded in Volume 1283, Page 178 of the Hill County Official Public Records;

Thence, North 30° 17' 58" West, along the common lines of said Hard Investments and Hasty tracts, in County Road 2200, for a distance of 125.02 feet to a MAG Nail set for corner;

Thence, North 58° 55' 48" East, for a distance of 1037.70 feet to an A/C set for corner;

Thence, North 31° 04' 09" West, for a distance of 888.26 feet to an A/C set for corner in the southerly line of Farm Road 1304;

Thence, North 59° 33' 14" East, along the southerly line of Farm Road 1304, for a distance of 383.69 feet to the Place of Beginning and, containing 32.07 acres of land, of which, approximately 0.07 acres are situated in County Road 2200.

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SAVE AND EXCEPT THE FOLLOWING:

BEING 18.09 acres of land out of the W. Nelson Survey, Abstract Number 678 & the J. Chambers Survey, Abstract Number 165, Hill County, Texas, being a part of the remainder of that called 21.00 acre tract described in a deed to Salt Ridge Properties, LLC recorded in Volume 2123, Page 306 of the Official Public Records of Hill County, Texas, and a part of that called 32.07 acre tract described in a deed to Salt Ridge Properties, LLC recorded in Volume 2123, Page 280 of the Official Public Records of Hill County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas North Central, NAD 83.

Beginning at a mag nail found in CR 2200, at the Northwest corner of the remainder of said 21.00 acre tract, at the Southwest corner of that called 12.00 acre tract described in a deed to James A. Chapman and spouse, Kelly Ann Chapman, recorded in Volume 2182, Page 426 of the Official Public Records of Hill County, Texas, for the Northwest corner of this tract;

THENCE N 58degrees 31minutes 48seconds E 901.91 feet to a 1/2-inch iron rod found with an Aluminum Cap at the Southeast corner of said 12.00 acre tract, for the Northeast corner of this tract;

THENCE S 30degrees 21minutes 26seconds E 1337.14 feet to a 1/2-inch iron rod set capped "Blackland" in the South line of said 32.07 acre tract, for the Southeast corner of this tract;

THENCE S 59degrees 38minutes 34seconds W 274.70 feet to a 1/2-inch iron rod set capped "Blackland" at the South corner of said 32.07 acre tract, the Southeast corner of that called 20.00 acre tract described in a deed to Troy Allan Fischer and spouse, Tara Fair Fischer, recorded in Volume 2205, Page 833 of the Official Public Records of Hill County, Texas, for the South corner of this tract;

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THENCE N 30degrees 21minutes 29seconds W 656.95 feet to a 1/2-inch iron rod set capped "Blackland" at the Northeast corner of said 20.00 acre tract, for the Northeast corner of this tract;

THENCE S 58degrees 31minutes 48seconds W 625.51 feet to a 4-inch steel fence post at a Northerly corner of said 20.00 acre tract, at the Southeast corner of that called 2.401 acre tract described in a deed to Janet Elizabeth Anderson Hill and husband Edward Lee Hill, recorded in Volume 1735, Page 13 of the Official Public Records of Hill County, Texas, for the Southwest corner of this tract;

THENCE N 27degrees 55minutes 24seconds W 248.99 feet to a 5/8-inch iron rod found at the Northeast corner of said 2.401 acre tract, for an interior corner of this tract;

THENCE S 59degrees 33minutes 11seconds W 12.68 feet to a 1/2-inch iron rod set capped "Blackland" at the Southeast corner of that called 3.00 acre tract described in a deed to Ronnie Hasty and Diane Hasty recorded in Volume 1283, Page 178 of the Official Public Records of Hill County, Texas, for the West corner of this tract;

THENCE N 30degrees 17minutes 41seconds W 426.08 feet along CR 2200, to the POINT OF BEGINNING, containing 18.09 acres of land.