

# Cole

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Notice of Foreclosure Sale**

Date: November 9, 2022

Deed of Trust

Date: July 5, 2017

Grantor: Yen Boeur and Boeurng Boeur, a married couple

Holder: Brazos Distributors, Inc.

Trustee: Dwight Krzywonski

Recording Information: Deed of Trust recorded in Volume 1914, Page 810, Deed Records, Hill County, Texas.

Property:

All that certain lot, tract or parcel of land located in Hill County, Texas, and being Lot Four (4), and part of Lot Five (5), in Block Seven (7), Lakeview Subdivision, Hill County, Texas, according to the plat recorded in Volume 394, Page 376, Deed Records, Hill County, Texas.

Note Secured by Deed of Trust (Note)

Date: July 5, 2017

Maker: Yen Boeur and Boeurng Boeur

Original Principal Amount: As set out in said Note

Holder: Brazos Distributors, Inc.

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): December 6, 2022

Time: The sale of the Property will be held between the hours of 11:00 A.M. and 2:00 P.M. local time; the earliest time at which the

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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2022 NOV 15 PM 2:06

Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: At the East door of the Hill County Courthouse in Hill County, Texas, or as designated by the County Commissioner's office of Hill 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 Brazos Distributors, Inc. 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, Brazos Distributors, Inc., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Brazos Distributors, Inc. election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Brazos Distributors, Inc. 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

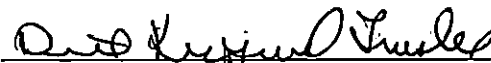
If Brazos Distributors, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 the 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 Brazos Distributors, Inc. 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, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



Dwight Krzywonski, Trustee  
3421 Bosque Blvd.  
Waco, Texas 76710  
254-725-8039