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AT 2:45 O'CLOCK P.M.

JUN 06 2019

*Stephanie...*  
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: August 8, 2012

Grantor: 116 Enterprises, LLC

Beneficiary: VeraBank, N.A. (successor by merger of Union State Bank)

Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 2012-00032984 in the Real Property Records of Bell County, Texas, and on August 10, 2012 under Clerk's File No. 255889 in the Public Records of Coryell County, Texas

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

**PART ONE:**

All those certain lots, tracts or parcels of land situated in Bell County and Coryell County, and being more particularly described on what is attached hereto as Exhibits "A" and "B" and made a part hereof for all purposes.

**PART TWO:**

All fixtures, equipment, inventory, accounts receivable, furniture, furnishings and other property (whether real or personal) used, or useful, in connection with all or any part of the property described in "PART ONE" above.

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

Date: **July 2, 2019**

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Bell County Justice Complex in Killeen, Texas, at the following location:

In the area of such Courthouse designated by the Bell County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then Bell County Clerk's alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, Texas.

Note that the Property includes property located in Bell and Coryell Counties, Texas. **Pursuant to Texas Property Code §51.002(a) the sale of the Property (regardless of the county of its location) will take place in Bell County, Texas.**

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 reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refileing may be after the date originally scheduled for this sale.

4. 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 sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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 other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by 116 Enterprises, LLC. The deed of trust is dated August 8, 2012, and is recorded in the office of the County Clerk of Bell County, Texas, under County Clerk's File No. 2012-00032984, in the Real Property Records of Bell County, Texas and on August 10, 2012 under Clerk's File No. 255889, in the Public Records of Coryell County, Texas. Pursuant to Texas Business & Commerce Code §9.604, and to the extent any of the property identified as or in "PART TWO" above is not a permanent improvement or fixture to the real property described in "PART ONE" above, this foreclosure shall proceed as against both PART ONE and PART TWO in accordance with the

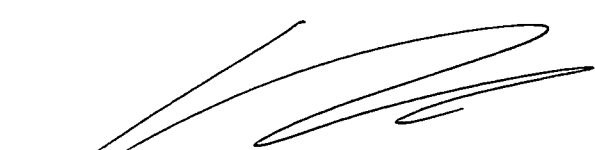
terms and provisions of the herein described Deed of Trust, the Texas Business & Commerce Code and the Texas Property Code.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the August 8, 2012 promissory note in the original principal amount of \$1,905,000.00, executed by 116 Enterprises, LLC, and payable to the order of Union State Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). VeraBank, N.A. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, VeraBank, N.A., Attention: Jay Walker, telephone (254) 793-4464.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: May 28, 2019.



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SCOTT A. RITCHESON, Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

**EXHIBIT "A"**

**TRACT ONE:** Lot One (1), Block One (1), Car Wash USA, being a replat of Part of LOT 1, BLOCK 7, Lonesome Dove Subdivision, Phase Three, Killeen, Bell County, Texas, as per plat of record in Cabinet C, Slide 287-D, Plat Records of Bell County, Texas;

**TRACT TWO:** Lot Eleven (11), Mountain Lion Business Park, Harker Heights, Bell County, Texas, as per plat of record in Cabinet C, Slide 391-C, Plat Records of Bell County, Texas;

**TRACT THREE:** Part of Lot Twenty (20), Block (3), Replats of Lots 20 & 21, Block 3, Copperfield Addn., Killeen, Bell County, Texas, plat of record in Cabinet A, Slide 362-A, Plat Records of Bell County, Texas, said tract being more fully described by metes and bounds on Exhibit "B" attached hereto and incorporated herein for all purposes.

**TRACT FOUR:** [Space left intentionally blank.]

**TRACT FIVE:** Block Fourteen (14), S.P. GILMORE ADDITION, Copperas Cove, Coryell County, Texas, as per plat of record in Volume 46, Page 349, Deed Records of Coryell County, Texas, reference to which is hereby made for all purposes.

## Exhibit "B"

FIELD NOTES for a 0.983 acre tract in Bell County, Texas, part of the A. Dickson Survey, Abstract No. 266, and the land herein described being part of Lot 20, Block 3, Copperfield Addition, Replat of Lots 20 & 21, Block 3, Copperfield Addition, an addition to the City of Killeen, Texas, being of record in Cabinet A, Slide 362-A, Plat Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap, set at intersection of the east right-of-way line of Copperfield Circle and the north right-of-way line of Lake Road, being the west corner of said Lot 20, Block 3, for the west corner of this tract;

THENCE with the east right-of-way line of said Copperfield Circle and the west line of said Lot 20 and along a curve to the left, having a radius of 70.00 feet, an arc length of 49.86 feet and a long chord bearing N. 01° 21' 34" W., 48.81 feet, to a 1/2" iron rod with cap, set at the end of said curve, for an angle corner of this tract;

THENCE N. 21° 46' 09" W., 46.54 feet, with the east right-of-way line of said Copperfield Circle and the west line of said Lot 20, to a 3/8" iron rod, found at the southerly northwest corner of said Lot 20, being the southwest corner of Lot 21, for the northwest corner of this tract;

THENCE N. 59° 29' 34" E., 149.68 feet, with the southerly north line of said Lot 20 and the south line of said Lot 21, to a 3/8" iron rod, found at an interior corner of said Lot 20, being the southeast corner of said Lot 21, for an angle corner of this tract;

THENCE over and across said Lot 20, the following four (4) courses:

1. N. 87° 36' 21" E., 57.01 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
2. S. 61° 23' 17" E., 63.03 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
3. S. 20° 32' 09" E., 141.22 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
4. S. 47° 09' 12" W., 74.92 feet, to a 1/2" iron rod with cap, set on the north right-of-way line of said Lake Road and the south line of said Lot 20, for the south corner of this tract;

THENCE with the north right-of-way line of said Lake Road and the south line of said Lot 20, the following three (3) courses:

1. N. 70° 57' 00" W., 77.08 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
2. N. 87° 38' 57" W., 104.40 feet, to a 1/2" iron rod with cap, set for an angle corner of this tract;
3. N. 70° 57' 00" W., 44.46 feet, to the POINT OF BEGINNING and containing 0.983 acre of land.