

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.

H09989-109

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

1809 EAST LEON STREET, 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.

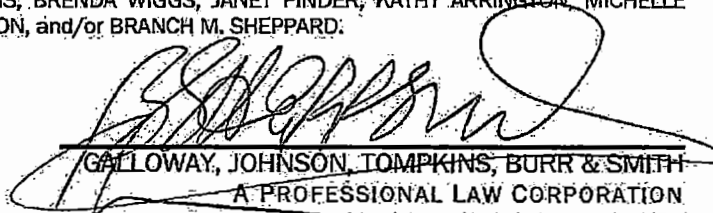
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

POSTED _____

AT 10 FILED
O'CLOCK A M

NAME _____

TRUSTEE

JAN 12 2021


COUNTY CLERK, CORYELL CO., TEXAS

EXHIBIT "A"

BEING A PART OF THE EAST ON-HALF OF LOT TWO (2) IN BLOCK ONE (1) OF THE JONES ADDITION TO THE CITY OF GATESVILLE, TEXAS SHOWN BY PLAT OF RECORDS IN VOL. 5, PAGE 503 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS AND BEING A PART OF THAT TRACT CONVEYED BY N.E. FOSTER, ET AL., TO WILLIAM CULBERT AND WIFE, BY DEED DATED APRIL 19, 1948 OF RECORD IN VOL. 161, PAGE 597, OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, JONES ADDITION IN THE NORTH LINE OF PLEASANT STREET;

THENCE WEST WITH THE NORTH LINE OF PLEASANT STREET, 105 FEET FOR THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO CULBERT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH WITH THE WEST LINE OF THE CULBERT TRACT, 47 FEET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 32 FEET TO A POINT FOR A CORNER;

THENCE NORTH 7 FEET TO A POINT FOR A CORNER;

THENCE EAST WITH THE EXISTING FENCE, 73 FEET, TO A POINT IN THE EAST LINE OF THE CULBERT PROPERTY FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH WITH THE EAST LINE OF THE CULBERT PROPERTY, 54 FEET TO THE PLACE OF BEGINNING.