

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

1303 PLEASANT 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.

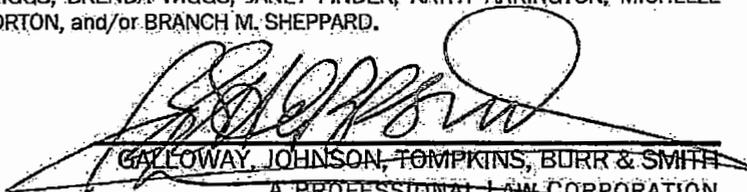
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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 <sup>FILED</sup> O'CLOCK A M

NAME \_\_\_\_\_

JAN 12 2021

TRUSTEE

  
COUNTY CLERK, CORYELL CO., TEXAS

**EXHIBIT "A"**

BEING A PIECE OF PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF GATESVILLE IN CORYELL COUNTY, TEXAS, AND BEING A PART OF THE WEST HALF OF LOT NO. 5 OF BLOCK NO. 3 OF SAID ADDITION, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN A DEED DATED MAY 19, 1988 FROM MARGARET BIGHAM TO JOE R. MCCOY AND WIFE, SHERRY D. MCCOY, SAID BEGINNING POINT BEING 140 FEET FROM THE BACK OF THE CURB ON MAIN STREET AND 105 FEET FROM THE BACK OF THE CURB ON LEON STREET;

THENCE ON A LINE PARALLEL TO MAIN STREET AND LEON STREET, 50 TO THE NW CORNER OF THIS LOT BEING TO A POINT ON THE WEST BOUNDARY OF THE JOE R. MCCOY AND SHERRY D. MCCOY TRACT;

THENCE SOUTH 105 FEET TO THE BACK OF THE NORTH CURB ON LEON STREET;

THENCE WITH THE BACK OF THE NORTH CURB ON LEON STREET EAST 50 FEET;

THENCE NORTH 105 FEET TO THE PLACE OF BEGINNING.