

Marci Hadeler
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *[Signature]* DEPUTY
DATE 2/11/19
TIME 3:00pm

NOTICE OF FORECLOSURE SALE

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.

1. *Property to Be Sold.* The property to be sold is described as follows:

Being approximately 6.88 acres out of Tract Nos. Nine (9) and Ten (10), Delta Acres, Unit No. One (1), a subdivision located in Llano County, Texas, according to the plat recorded in Volume 3, Page 4, Plat Records of Llano County, Texas , said 6.88 acres being more fully described by metes in bounds in Exhibit "A" attached hereto.

The address is: 11047 W. Ranch Road 152, Llano, Texas 78643

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in Volume 1553, Page 0355 of the Official Public Records of Llano County, Texas.

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

Date: March 5, 2019

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Llano County Courthouse in Llano, Texas, at the following location: the South door of the Courthouse.

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. The reposting or refiled 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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

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.

Pursuant to section 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 or any substitute Trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and security agreement executed by Dustin L. Wilson and Valarie Wilson.

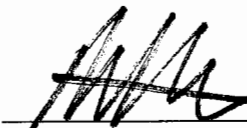
The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Dustin L. Wilson and Valarie Wilson, and payable to the order of Llano National Bank 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, Llano National Bank at P. O. Box 190, Llano, Texas 78643.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as 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: February 11, 2019.



WADE HUTTO, Substitute Trustee
Attorney at Law
P.O. Box 667
Llano, TX 78643
Telephone (325) 247-5771
Email: whutto@hlttitle.com

EXHIBIT A
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THE FOLLOWING DESCRIBED REAL PROPERTY:

THE TRACT OF LAND DESCRIBED HEREON CONTAINS 6.88 ACRES OF LAND MORE OR LESS OUT OF TRACT NO.'S NINE (9) AND TEN (10), IN DELTA ACRES, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 4, LLANO COUNTY PLAT RECORDS, SAID 6.88 ACRES IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE POST FOUND IN THE NORTH LINE OF R.M. HIGHWAY NO. 152, AN 80 FEET WIDE RIGHT OF WAY ACCORDING TO THE ABOVE SAID PLAT FOR THE MOST SOUTHERLY CORNER OF TRACT NO. 8, THE MOST EASTERLY CORNER OF TRACT NO. 9 AND THE MOST EASTERLY CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF SAID HIGHWAY: S 55 DEGREES 43 MINUTES 00 SECONDS W 31.00 FEET TO A CONCRETE MONUMENT FOUND; AROUND A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 19 MINUTES 32 SECONDS, WITH A RADIUS OF 5770.00 FEET AN ARC DISTANCE OF 334.89 FEET, A CHORD BEARING OF S 54 DEGREES 03 MINUTES 14 SECONDS W (BASIS OF BEARING) 334.84 FEET (C1) TO A NAIL SET IN THE TOP OF A FENCE POST IN THE SOUTH LINE OF TRACT NO. 9 FOR THE MOST SOUTHERLY CORNER HEREOF FROM WHICH A CONCRETE MONUMENT FOUND IN THE NORTH LINE OF SAID HIGHWAY, IN THE SOUTH LINE OF TRACT NO. 10 LIES S 51 DEGREES 55 MINUTES 14 SECONDS W 94.78 FEET (C2) AND S 51 DEGREES 27 MINUTES 00 SECONDS W (BASIS OF BEARING) 143.70 FEET;

THENCE ALONG AND WITH A FENCE, LEAVING SAID HIGHWAY;
N 33 DEGREES 40 MINUTES 35 SECONDS W 142.71 FEET (L1) TO AN ANGLE POINT;
N 03 DEGREES 00 MINUTES 36 SECONDS W 145.69 FEET (L2) TO AN ANGLE POINT; AND
N 56 DEGREES 38 MINUTES 15 SECONDS W 40.83 FEET (L3) TO A NAIL SET IN THE TOP OF A FENCE POST AT THE END OF THE FENCE FOR AN INTERIOR CORNER HEREOF;

THENCE S 69 DEGREES 34 MINUTES 44 SECONDS W 434.13 FEET TO A NAIL SET IN THE TOP OF A 6 INCH CEDAR POST IN THE EAST LINE OF TRACT NO. 11, IN THE WEST LINE OF TRACT NO. 10 FOR A WESTERLY CORNER HEREOF;

THENCE N 19 DEGREES 21 MINUTES 23 SECONDS W 223.72 FEET TO A NAIL SET IN THE TOP OF A FENCE POINT IN THE SOUTH LINE OF TRACT NO. 3 FOR THE NORTHEAST CORNER OF TRACT NO. 11, THE NORTHWEST CORNER OF TRACT NO. 10 AND THE NORTHWEST CORNER HEREOF;

THENCE ALONG AND WITH THE FENCE AND THE NORTHLINE HEREOF, N 58 DEGREES 27 MINUTES 00 SECONDS E 700.04 FEET TO A 1/2 INCH IRON ROD SET BY A FENCE POST FOR THE MOST SOUTHERLY CORNER OF TRACT NO. 5, THE MOST NORTHERLY CORNER OF TRACT NO. 9 AND THE MOST NORTHERLY CORNER HEREOF;

THENCE S 29 DEGREES 54 MINUTES 00 SECONDS E 574.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.88 ACRES MORE OR LESS.