

Notice of Foreclosure Sale

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Deed of Trust:	January 18, 2011
Grantor:	Laura Prince
Trustee:	R. Shane Seaton
Lender:	HET, LLC
Recorded in:	Volume 1208, page 128, Official Public Records of Howard County, Texas

BRENT ZITTERHOFF
COUNTY CLERK HOWARD COUNTY

BY DEPUTY *Nancy Smith*

Legal Description: BEING a 10.83 acre tract of land out of the SW part of Section 46, Block 31, T-1-N, T&P RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING AT A 120-d nail found in the centerline of Kenneth Road (60' right-of-way) in Section 46, Block 31, T-1-N, T&P RR. Co. Survey, Howard County, Texas, the NW corner of an 11.12 acre tract and for the SW corner of this tract; from whence the SW corner of said Section 46 bears S 15°44'E. 826.5' and S 74°23'45" W. 1195.9'

THENCE N 15°44' W. along the centerline of said Kenneth Road, 445.37' to a 120-d nail found, the SW corner of a 6.0 acre tract and for the NW corner of this tract

THENCE N 74°11'35" E. along the South line of said 6.0 acre tract at 30' pass a 1/2" I.R. found in the East right-of-way line of said Kenneth Road at 987.0' pass a 1/2" I.R. found in the West right-of-way line of Jill Road (60' right-of-way) 1017.0' in all to a 120-d nail found in the centerline of said Jill Road, the SE corner of said 6.0 acre tract and for the NE corner of this tract

THENCE S 15°44' E. along the centerline of said Jill Road 445.88' to a mag nail found, the NE corner of a 1.0 acre tract and for the SE corner of this tract

THENCE S 74°11'35" W. along the North line of said 1.0 acre tract at 30' pass a 1/2" I.R. found in the West right-of-way line of said Jill Road, 283.96' in all to a 1/2" I.R. found, the NW corner of said 1.0 acre tract and for an interior corner of this tract

THENCE S 15°44' E. along the West line of said 1.0 acre tract 153.4' to a 1/2" I.R. found in the North line of a 5.96 acre tract, the SW corner of said 1.0 acre tract and for a corner of this tract

THENCE S 74°16'45" W. along the North line of said 5.96 acre tract 122.84' to a 1/2" I.R. found in the East line of said 11.12 acre tract for a corner of this tract

THENCE N 15°44' W. along the East line of said 11.12 acre tract 155.86' to a 1/2" I.R. found, the NE corner of said 11.12 acre tract and an interior corner of this tract

THENCE S 74°05' W. along the North line of said 11.12 acre tract at 580.2' pass a 1/2" I.R. found in the East right-of-way line of said Kenneth Road, 610.2' in all to the PLACE OF BEGINNING.

Secures: Promissory Note ("Note") in the total amount of \$31,490.00, executed by Laura Prince ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 7, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: North Doors of the Howard County Courthouse located at 300 Main, Big Spring, Texas, 79720

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 HET, LLC's 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, HET, LLC, 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 HET, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with HET, LLC's 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.

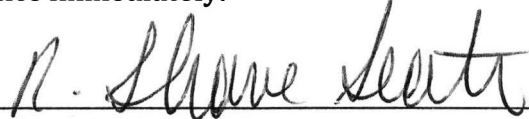
If HET, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 HET, LLC. 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.



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