

## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. Property described as follows:

All that tract or parcel of land situated in the City of Somerville, Burleson County, Texas out of the James Lastley Survey A-35 and being a portion of Block 13, Subdivision No. 5 of said survey, later subdivided in J. R. Lyons 1<sup>st</sup> Addition, Block 2, as Lot 8, and being a portion of the lot described in a deed dated May 16, 1975 from Harris Woods to Cyrus Woods, Jr. and Myra Starks as recorded in Volume 226, Page 760 and a portion of the lot called 13,037 square feet in a deed dated June 23, 1952 from Artie Woods to Cyrus F. Woods as recorded in Volume 115, Page 362 of the Deed Records of Burleson County, Texas, securing the obligations therein described payable to **CYRUS WOODS and wife MAURICE WOODS, 2010 16<sup>th</sup> Avenue North, Texas City, Texas 77590.**

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

Date: June 4, 2017

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The sale shall be completed by no later than 4:00 P.M.

The Steps of the Burleson County 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 the sale.

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

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. 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 executed by **Henri Lynn Green**. The deed of trust is dated March 15, 2006, and is recorded in the office of the County Clerk of Burleson County, Texas, under Volume 683, Page 274 of the Official Public Records of Burleson County, Texas.

5. 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 promissory note in the original principal amount of \$75,000.00 executed by **Henri Lynn Green**, and payable to the order of **Cyrus Woods and wife, Maurice Woods**; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of **Henri Lynn Green to Cyrus Woods and wife, Maurice Woods. The Estate of Cyrus Woods, Deceased and wife, Maurice Woods** are the current owner and holder of the obligations and is the beneficiary under the deed of trust.

Filed for Record in:  
Burleson County

On: May 02, 2017 at 09:32A

As an Posting Real Estate Notice

Amount 2.00

Receipt Number - 115352

By,  
Sharon R Burgess

STATE OF TEXAS COUNTY OF BURLESON  
I hereby certify that this instrument  
was filed on the date and time  
stamped hereon by me and was duly  
recorded in the volume and page of  
the named records of:  
Burleson County  
As stamped hereon by me.

May 02, 2017

Anna L. Schielack  
Burleson County Clerk

As of April 10, 2017, there was owed \$47,534.52 on the note, including applicable interest, payment of property taxes, homeowners' insurance, and attorneys' fees.

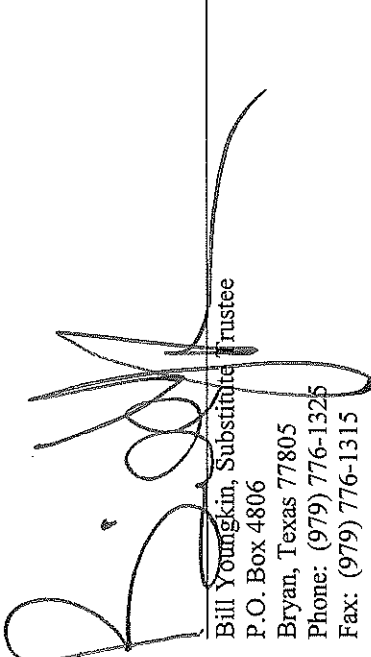
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Youngkin & Doss  
Post office Box 4806, Bryan, Texas

Attention: Bill Youngkin  
Telephone: 979-776-1325

6. 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 this the 1<sup>st</sup> day of May, 2017

  
Bill Youngkin, Substitute Trustee  
P.O. Box 4806  
Bryan, Texas 77805  
Phone: (979) 776-1325  
Fax: (979) 776-1315