

November

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 22 day of September, 2020 at 12:00 a.m.
Stephanie M. Sanders, Robertson County Clerk
By: [Signature]

NOTICE OF FORECLOSURE SALE

Filed for Record in:
Robertson County
On: Sep 22, 2020 at 11:55A
By: Sarah Tepera

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Being 2.30 acres of land, more or less, lying and being situated in the James W. Hill Survey, A-178, Robertson County, Texas; and being the same property described in deed dated June 14, 2004 from Michael A. Kleiber to Wayne Oates and wife, Louise Oates, recorded in Volume 868, Page 514 of the Official Public Records of Robertson County, Texas, securing the obligations therein described payable to **HMK Pathfinder Properties, LLC, 2130 Harvey Mitchell Parkway South #12315, College Station, Brazos County, Texas 77842.**

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

Date: November 3, 2020
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
The sale shall be completed by no later than 4:00 P.M.
Place: The Steps of the Robertson 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled 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 bylaw 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 **Chris Noles and wife, Jaime Noles.** The deeds of trust are dated September 28, 2018, and are recorded in the office of the County Clerk of Robertson County, Texas, under Volume 1356, Page 675 and Volume 1356, Page 680 of the Official Public Records of Robertson 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 notes in the original principal amounts of \$121,500.00 and \$13,500.00 executed by **Chris Noles and wife, Jaime Noles,** and payable to the order of **HMK Pathfinder Properties, LLC;** (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of **Chris Noles and wife, Jaime Noles** to **HMK Pathfinder Properties, LLC.** **HMK Pathfinder Properties, LLC** is the current owner and holder of the obligations and is the beneficiary under the deeds of trust.

As of September 1, 2020, there was owed \$14,621.53 on the note, including applicable interest, payment of property taxes, homeowners' insurance, and attorneys' fees.

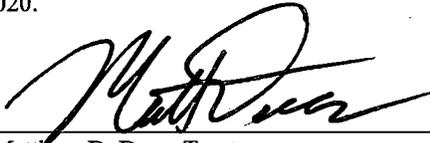
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Youngkin & Doss
Post office Box 4806, Bryan, Texas

Attention: Matthew D. Doss
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 21st day of September, 2020.



Matthew D. Doss, Trustee
P.O. Box 4806
Bryan, Texas 77805
Phone: (979) 776-1325
Fax: (979) 776-1315