



## **NOTICE OF TRUSTEE'S SALE**

**DATE:** November 13, 2018

**NOTE:** Balloon Note described as follows:

**Date:** May 17, 2018

**Maker:** Kelley Hydraulics Inc., a Texas corporation

**Payee:** ILS Lending LLC, a Texas limited liability company

**Original Principal Amount:** \$448,700.00

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** May 17, 2018

**Grantor:** Kelley Hydraulics Inc., a Texas corporation

**Trustee:** Steven Newsom

**Beneficiary:** ILS Lending LLC, a Texas limited liability company

**Recorded:** under File number 1803897 in the Real Property Records of Waller County, Texas

**LENDER:** ILS Lending LLC, a Texas limited liability company

**BORROWER:** Kelley Hydraulics Inc., a Texas corporation

**PROPERTY:** The real property described as follows: commonly known as 19825 Pierceall Road, Hempstead, TX 77445-9083 and having a legal description of:

*-See Attached Exhibit "A"-*

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

December 4, 2018, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

South foyer of the Waller County Courthouse, Hempstead, Waller County, Texas.

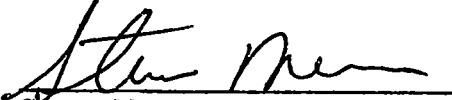
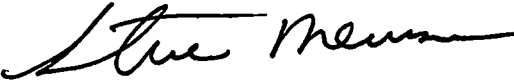
### **RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of November 13, 2018.

  
Steven Newsom, Trustee  


After recording, please return original to:  
Steven Newsom  
PO Box 33  
Barker, TX 77413-0033

**EXHIBIT "A"**

**Field notes for a 10.603 acre tract of land out of a 605.863 acre tract, made up of a 120.840 acre tract, A 393.716 acre tract and a 91.307 acre tract, recorded in Volume 675. Page 911 of the Waller County Official Records and being located in the Justo Liendo League, Abstract 41, Waller County, Texas:**

**COMMENCING FOR REFERENCE: At a 1/2 inch iron rod set at a turning point in the South line of Pierceall Road for the Northeast corner of said 91.307 acre tract, also being the Northeast corner of a 12.000 acre tract (surveyed at the same time as this tract and not yet recorded);**

**THENCE: South 85° 46' 03" West a distance of 2380.76 feet along the South line of Pierceall Road to a 1/2 inch iron rod set for the Northeast corner of this tract, the Northwest corner of a 13.930 acre tract (surveyed at the same time and not yet recorded) and being the ACTUAL PLACE OF BEGINNING;**

**THENCE: South 01° 16' 10" East a distance of 807.17 feet along the West line of the 13.930 acre tract to a 1/2 inch iron rod set in the North line of a 231.959 acre tract (Volume 606, Page 71, Official Records) for the Southeast corner of this tract and the Southwest corner of said 13.930 acre tract;**

**THENCE: North 89° 17' 44" West a distance of 591.22 feet along the North line of said 231.959 acre tract to a 1/2 inch iron rod set for the Southwest corner of this tract and the Southeast corner of a 10.500 acre tract (surveyed at the same time and not yet recorded);**

**THENCE: North 01° 16' 10" West a distance of 756.22 feet along the East line of the 10.500 acre tract to a 1/2 inch iron rod set in the South line of Pierceall Road for the Northwest corner of this tract and the Northeast corner of said 10.603 acre tract;**

**THENCE: North 85° 46' 03" East a distance of 591.66 feet along the South line of Pierceall Road to the ACTUAL PLACE OF BEGINNING and containing 10.603 acres of land, more or less.**

**All bearings recited herein are based on the South right-of-way line of Pierceall Road running North 85° 46' 03" East.**

## FILED AND RECORDED

**Instrument Number: 18-091**

Filing and Recording Date: 11/13/2018 12:33:25 PM Pages: 4 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Donna Sheridan, Deputy

Returned To: