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Filed For Record
Apr 14,2015 at 11:26A

Tabatha Ferguson
County Clerk, Bosque CO. TX
By Vicky Turner
Deputy Clerk

Notice of Trustee's Sale

Date: April 13, 2015

Trustee: Adrian S. Baer

Trustee's Address: Cordray & Schneller
3306 Sul Ross
Houston, Texas 77098

Mortgagee: Vikaskumar Desai and Sanketkumar Desai

Note: That certain Promissory Note dated October 7, 2002 in the original principal amount of $400,000.00 bearing annual interest at 9.00% and having a maturity date of April 7, 2018 executed by Gajendrabha Bhakta and Avantikaben Bhakta, husband and wife as borrower, in favor of Vikaskumar Desai and Sanketkumar Desai, as lender.

Deed of Trust

Date: October 7, 2002.

Grantor: Gajendrabha Bhakta and Avantikaben Bhakta, husband and wife.

Mortgagee: Vikaskumar Desai and Sanketkumar Desai.

Recording information: Recorded under Clerk's File No. 03856-02 in Volume 0515, Page 0474 of the Official Public Records of Real Property of Bosque County, Texas.

Property: The Property, including any improvements thereon, described in Exhibit "A" attached hereto and incorporated herein for all purposes.

County: Bosque County, Texas.

Date of Sale (first Tuesday of month): May 5, 2015.

Time of Sale: 1:00 pm or not later than three hours thereafter.

Place of Sale: The East Door (being the front of the Bosque County Courthouse) or as designated by the Bosque County Commissioners.

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.

Mortgagee has appointed Adrian S. Baer as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Default has occurred under the Note and the Deed of Trust and remains uncured. Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter.

TRUSTEE:

Adrian S. Baer

Adrian S. Baer
Cordray & Schneller
3306 Sul Ross Street
Houston, TX 77098
Telephone: (713) 630-0600
Telecopy: (713) 630-0017
Email: abaer@clegal.com

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, the undersigned notary public, on this day personally appeared ADRIAN S. BAER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of April, 2015.

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:

Bette Sutton
NOTARY PUBLIC, STATE OF TEXAS

BETTE SUTTON
Notary Public
STATE OF TEXAS
My Comm. Exp. January 3, 2017

BOSQUE COUNTY EXHIBIT "A" VOL 661 PAGE 401

All that certain tract or parcel of land situated in Bosque County, Texas and being 1.569 acres of land out of the William H. King Survey, A-440, Town of Clifton, and being that tract described in Deed to Roman Patel as recorded in Volume251, page 218, Bosque County Deed Records and described by metes and bounds as a result of this survey as follows:

BEGINNING at a railroad spike found in the East line of State Highway No. 6, th NWC of a 1.59 acre tract described in Deed to Edward Brown per Vol. 180, page 631, said Deed Records, and the NWC of this;

THENCE N64-00-10E partially along a wooden fence at 256.4 feet a steel pin found the NEC of this;

THENCE S20-09-05E, along a concrete curb and chainlink fence at 327.0 feet a steel pipe for a corner post, the SEC of this;

THENCE S63-59-15W along fence, at 168.8 feet a steel pipe for a corner post, the SWC of this;

THENCE along the arc of a circular curve to the left with curve data as follows; R=2974.79 feet, L=342.0 feet, and chord = N42-59W, 341.7 feet to the point of Beginning and containing 1.569 acres of land.

All land area surveyed herein lie well above the flood plain for the Town of Clifton (Ref. Flood Hazard Boundry Map 4/8/77).

Surveyed: 2 Oct. 1996

For: Roman Patel Rodman: T. R. Thompson
Address: Clifton Motel, Clifton, Tx

I, Harold J. Shockley, Registered Professional Land Surveyor of the State of Texas, hereby certify that the foregoing survey was made by me, on this date, on the ground, and that the corners are marked as indicated on the plat attached hereto, and that there are no encroachments, protrusions, or Easements except as shown.

Harold J. Shockley
Registered Prof. Land Surveyor
No. 2286 of Texas

STATE OF TEXAS REGISTERED HAROLD J. SHOCKLEY 2286 PROFESSIONAL LAND SURVEYOR