

**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.**

### Notice of Foreclosure Sale

1. *Property to Be Sold.* The Property to be sold is described as follows:

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas, fully described in the Exhibit "A" attached hereto and made a part hereof as though fully copied herein.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated February 9, 2011, executed by Kevin Phillips to Celia C. Flowers, Trustee for Carter Bjornlie, recorded under Document No. 2011-1418, Official Public Records of Hunt County, Texas.

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

Date: March 6, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: North steps of courthouse, including hallway area 20 feet inside north door on second floor, located at 2507 Lee Street, Greenville, Texas.

The Deed of Trust grants to the Beneficiary the right to appoint a Substitute or Successor Trustee to act in the place of the Trustee previously named in the Deed of Trust without any other formality except the designation in writing of a Substitute or Successor Trustee. The Beneficiary has duly appointed in writing, by an Appointment of Substitute Trustee dated February 12, 2018, filed of record under Document No. 2018-01985, Official Public Records of Hunt County, Texas, **LARRY W. GREEN AND LARRY W. GREEN, JR., AND THEIR ASSIGNS, ANY ONE OF THEM** as Substitute Trustee under the Deed of Trust.

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

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF COURTS  
HUNT COUNTY, TEXAS  
18 FEB 12 PM 3:42  
BY [Signature]

requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *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 sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the Property that has been released of public record from the lien of 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.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *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 Kevin Phillips.

The real Property and personal Property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) Note in the original principal amount of \$44,900.00, executed by Kevin Phillips, and payable to the order of Carter Bjornlie as the Payee, and (b) all renewals and extensions of the note; and (c) any and all present and future

indebtednesses of Kevin Phillips to Carter Bjornlie. Carter Bjornlie is the current holder of the Obligations and is the Beneficiary under the Deed of Trust.

As of February 12, 2018, there was owed the principal balance of \$37,388.15, plus unpaid accrued interest thereon and late charges.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Carter Bjornlie, 3009 Gilmer Street, Caddo Mills, Texas 75135.

If you are a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (Title 11 of the United States Code) you should promptly notify the Trustee and the Beneficiary at the addresses set forth in this Notice. If you provide the Trustee with the Bankruptcy Case Number, no further action will be taken to enforce the lien described in this Notice. In addition, all of Beneficiary's claims, demands, and accruals regarding the Obligations as defined in this Notice, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

7. *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: February 12, 2018.


  
Larry W. Green, Jr., Trustee  
Pemberton, Green, Newcomb & Weis  
2507 Washington Street  
Greenville, Texas 75401  
(903) 455-1876  
(903) 455-1710 (facsimile)

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE REECE RICE SURVEY, A-821, HUNT COUNTY, TEXAS, AND BEING OUT OF A CERTAIN 21.40 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 1 IN A DEED FROM ROBERT S. FRYAR TO HANA-SAN INVESTMENTS CORP. AND BEING FURTHER KNOWN AS LOTS 379, 383, AND 379A OF KINGS SCRIPT COVE, AN UNRECORDED SUBDIVISION IN SAID COUNTY, AND THIS TRACT MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A STEEL PIN SET FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 383, AT THE INTERSECTION OF THE SOUTH LINE OF AN EAST-WEST ROAD WITH THE WEST LINE OF A NORTH-SOUTH PUBLIC ROAD WHICH BEARS NORTH 89 DEGREES 21 MINUTES 20 SECONDS WEST, 466.89 FEET AND SOUTH 00 DEGREES 14 MINUTES 40 SECONDS WEST, A DISTANCE OF 25 FEET FROM THE NORTHEAST CORNER OF SAID 21.40 ACRE TRACT NO. 1; THENCE SOUTH 00 DEGREES 14 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID NORTH-SOUTH PUBLIC ROAD, A DISTANCE OF 148.25 FEET TO A STEEL PIN SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT NO. 379; THENCE NORTH 89 DEGREES 21 MINUTES 20 SECONDS WEST A DISTANCE OF 145 FEET TO A STEEL PIN SET FOR CORNER AT THE SOUTHWEST CORNER OF LOT NO. 379A; THENCE NORTH 00 DEGREES 14 MINUTES 40 SECONDS EAST AND PARALLEL TO THE WEST LINE OF SAID ROAD, A DISTANCE OF 148.25 FEET TO A STEEL PIN SET FOR CORNER IN THE SOUTH LINE OF SAID EAST-WEST PUBLIC ROAD AND BEING THE NORTHWEST CORNER OF LOT NO. 383A; THENCE SOUTH 89 DEGREES 21 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 145 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.424 ACRES OF LAND, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON.