

FILE FOR RECORD
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Notice of Foreclosure Sale

MARCH 7, 2018

Deed of Trust:

Dated: April 7, 2014

Grantor: MARTHA SLOCUM

Trustee: Melissa Harris

Lender: BECKY HARRISON WIX

Recorded: Doc #2014-4634, Hunt County Property Records, Hunt County, Texas

Note: In the original principal amount of \$44,500.00, executed by Martha Slocum ("Borrower") and payable to the order of Lender

Property: **Tract 15 of the Harvest Hill Estates Subdivision., a Subdivision of Hunt County, Texas. Property & utility improvements only.**

Foreclosure Sale:

Date: Tuesday, April 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M.

Place: 2nd Floor of Hunt County Courthouse, Hunt County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that BECKY HARRISON WIX's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, Because of that default, BECKY HARRISON WIX, the owner and holder of the Note, has requested the Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property.

Formal notice is hereby given of BECKY HARRISON WIX's election to proceed against and sell both the real property and any personal property described in the Promissory Note and

Deed of Trust in accordance with BECKY HARRISON WIX's rights and remedies under the Deed of Trust section 51.0011 and 51.002 of the Texas Property Code.

Therefore, notice is given that on April 3, 2018 at the Date, Time, and Place for the Foreclosure Sale described above, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Promissory Note and Deed of Trust, and applicable Texas law.

If BECKY HARRISON WIX passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by BECKY HARRISON WIX. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Contract of Sale and for Deed. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

Becky Harrison Wix
BECKY HARRISON WIX
390 County Road 2325
Como, TX 75431
Telephone: (903) 439-7548