

FILE FOR RECORD
JENNIFER LINDENZ WEIG
COUNTY CLERK HUNT CO. TX
19 MAR -5 PM
BY: [Signature]
DEPUTY

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON MAY 7, 2019.

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.

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

ORIG TOWN OF COMMERCE, BLOCK 19, LOT 1C; also described as ALL that certain lot, tract or parcel of land, in the City of Commerce, Hunt County, Texas as described as follows:
BEGINNING at the intersection of Park and Sycamore Streets, on the East side of Park Street and the South line of Sycamore Street;
THENCE East 60 feet with the S.B. Line of Sycamore Street;
THENCE South 110 feet;
THENCE West 60 feet to the E.B. line of Park Street;
THENCE North with the E.B. line of Park Street 100 feet to the PLACE OF BEGINNING, same being off the West side of Lot No. 1, in Block No. 19 as shown on Official Map of the City of Commerce, Texas as Lot No. 1.; more commonly known as 1011 Sycamore Street, Commerce, Texas 75428.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 2011-6689 of the real property records of Hunt County, Texas and the Transferred Tax Lien recorded in Document No. 2011-7578 of the real property 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: May 7, 2019.

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 4:00 p.m.

Place: The second floor of the Hunt County Courthouse at 2500 Lee Street. Greenville, Texas 75401, or as otherwise designated by County Commissioner.

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.

1 | Calbert Cannon, Sr.

| Acct. No.: 110232HC2

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 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 or any Substitute 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 an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Calbert Cannon, Sr.

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) the Note in the original principal amount of \$19,573.79, executed by Calbert Cannon, Sr., and payable to the order of Casey Lending, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Calbert Cannon, Sr. to Casey Lending, LLC. Casey Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 7200 N. MoPac Expressway, Suite 270, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute 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: 5th day of March, 2019



Beckey Flippin, Dylan Schultz, Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Calli Rawls
7200 N. MoPac Expressway, Suite 270
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
7200 N. MoPac Expressway, Suite 270
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

2 | Calbert Cannon, Sr.

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