

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

19 MAY -9 AM 8:35

BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS

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COUNTY OF HUNT

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**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Hunt County, Texas and more fully described as:

3401 Spruce Street, Royse City, TX 75189; a/k/a

Lot 4, Block Q, of Woodland Creek- Phase 2, an addition to the City of Royse City, Hunt County, Texas according to the Map or Plat thereof recorded in Volume 400, Page 2001, Cabinet F, Slide 310 of the Plat Records of Hunt County, Texas;

2. **Owner(s):** Mr. Melvin Howell, Sr.

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

**Date:** Tuesday, June 4, 2019

**Time:** Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

**Place:** At the County Courthouse in Hunt County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.


The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Woodland Creek of Royse City Homeowners Association, Inc. a/k/a Woodland Creek for the failure of the above-referenced owner(s) to pay assessments and related charges against the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$12,996.86, as of April 23, 2019.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

**Dated:** April 23, 2019



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**Jack Manning, Casey Meyers, and Lance Erickson, Attorneys & Substitute Trustees**

**MANNING & MEYERS**  
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Dallas, Texas 75206  
(214) 823-6600 – Telephone  
(214) 821-3800 – Facsimile

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.**