


NOTICE OF FORECLOSURE SALE

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.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HUNT §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Waters Capital, LLC of Hunt County, Texas, to Ian Ghrist, TRUSTEE, dated August 30, 2018 for the benefit of the Beneficiary therein identified, duly recorded under Clerk's Instrument No. 2018-13591 of the Official Public Records of Real Property of Hunt County, Texas, securing the payment of that one certain Second Lien Promissory Note in the original principal amount of 1,200,000.00, I will, as Substitute Trustee under said Deed of Trust pursuant to the Appointment of Substitute Trustee filed under Clerk's Instrument No. 2019-05036, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on **Tuesday, August 6, 2019**, (that being the first Tuesday of said month), at 10:00 a.m., or within three hours of that time, at public auction to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law in the area that has been designed as the general area where foreclosure sales are conducted, which is the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or at the base of the North steps outside of the Courthouse in the event the Courthouse is closed on the first Tuesday of the month, as designated by the County Commissioners, the property legally described on the attached Exhibit "A."

The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.



Samuel Wesson, Substitute Trustee

EXECUTED on July 16, 2019.

DEPUTY
19 JUL 16 PM 3:11
FILE FOR RECORD
JANIFER LINDENZWEIG
CLERK COUNTY CLERK
COUNTY OF HUNT, TX

EXHIBIT "A"

BEING a tract or parcel of land situated within the City of West Tawakoni, Hunt County, Texas, being a part of the Jackson Wilson Survey, Abstract No. 1120, also being part of a tract of land as described in a Warranty Deed with Vendor's Lien from John W. Story and O.C. Humphrey to Starkey Smith and Stacey Smith as recorded in Volume 925 at Page 567 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a "DCA Inc" capped 1/2 Inch Iron rod found for a corner at the northeast corner of a 2.00 acre tract of land conveyed to Trail Dust Estates, Inc. as recorded in Volume 1305 at Page 467 of the Official Public Records of Hunt County, Texas, said Point of Beginning being on the west line of Tract One as conveyed to High Cotton Land Development, LLC as recorded In Volume 697 at Page 467 of the Official Public Records of Hunt County, Texas;

THENCE S 88 deg. 47' 55" W along the north line of said 2.000 acre tract, a distance of 461.58 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 2.000 acre tract on the east line of Mays Lane, said corner being further marked by a "DCA Inc." capped 1/2 inch iron rod found bearing N 88 deg. 47' 55" E at a distance of 31.66 feet;

THENCE N 01 deg. 12' 16" W along the east line of said Mays Lane, a distance of 1818.18 feet to a 1/2 inch iron rod found for a corner;

THENCE N 90 deg .. 00' 00" E a distance of 305.02 feet to a 1/2 inch iron rod found for a corner;

THENCE N 00 deg. 54' 49" W a distance of 27.08 feet to a capped 1/2 inch iron rod found for a corner, said corner being the southwest corner of a 0.827 acre tract of land conveyed to Heng Khun as recorded In Volume 1141 at Page 99 of the Official Public Records of Hunt County, Texas;

THENCE N 89 deg. 41' 38" E along a fence and the south line of said 0.827 acre tract, a distance of 155.83 feet to a "DCA Inc" capped 1/2 inch iron rod found for a corner at the southeast corner of said 0.827 acre tract;

THENCE S 01 deg. 13' 31" E a distance of 1836.43 feet returning to the Point of Beginning and containing 19.300 acres of land.