

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 the City of Greenville, Hunt County, Texas being known as 3609 McDougal Street, Greenville, Texas and more 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 executed by Taneisha Jackson and Bryan Vaughn, dated September 7, 2017, recorded under Document No. 2017-13991, 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: April 7, 2020

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

The Beneficiary has duly appointed in writing, by an Appointment of Substitute Trustee dated January 21, 2020, filed of record under Document No. 2020-03196, Official Public Records of Hunt County, Texas, Larry W. Green, Jr. and Larry W. Green, and their agents, any one of them, as Substitute Trustee under the Deed of Trust.

FILE FOR RECORD
MANIFER LINDENZWEIG
CLERK HUNT COUNTY
TX
FEB 21 PM 2:36
DEPUTY

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 Taneisha Jackson and Bryan Vaughn.

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 \$38,600.00, executed by Taneisha Jackson and Bryan Vaughn, and payable to the order of George Cozine, Willie Price and Lillie Mae Anderson, and (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Taneisha Jackson and Bryan Vaughn to George Cozine, Willie Price and Lillie Mae Anderson. George Cozine, Willie Price and Lillie Mae Anderson are the current holders of the Obligations and are the Beneficiaries under the Deed of Trust.

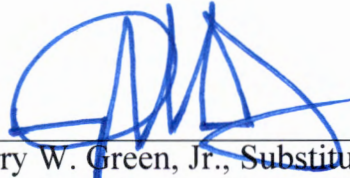
As of February 27, 2020, there was owed \$31,200.00 plus interest which has accrued under the terms of the Note and reasonable attorney fees reimbursable to the current holders under the Note and/or Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiaries, George Cozine, Willie Price and Lillie Mae Anderson, c/o George Cozine, 10440 Castlerock Drive, Dallas, Texas 75217.

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 27, 2020.



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

EXHIBIT "A"

All that certain lot, tract, or parcel of land, a part of the Anna S. Becton Subdivision of Blocks 1, 2, 13, 14, 15, and 16 of the Sayle Addition to said City as shown by Plat Records of Hunt County, Texas, and further described as follows:

BEGINNING at a point on the SBL of McDougal St, 41.75 feet East from the intersection of McDougal with E. line of Up the Grove Street, an iron stake for corner, said point being N.W.C. of land described as second tract in deed from Petty to Norman of record in Vol. 497, Page 17 of Hunt County, Deed Records;

THENCE East along Southerly line of McDougal St. 98.25 feet to iron stake for corner, said point being 100 feet West from intersection of McDougal Street with W. line of Rosemary Street;

THENCE South 120 feet to stake for corner;

THENCE West and parallel with McDougal Street 98.25 feet to iron stake for corner;

THENCE North 120 feet to the place of beginning, and containing 11700 sq. ft. of land; or more commonly known as: 3609 McDougal St, Greenville, Hunt County, Texas 75401.