

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 12<sup>TH</sup> day of April, 2019, Tabernacle Investments, LLC (the "Grantor"), executed a Deed of Trust conveying to T.D. Service Company, Trustee, the Property hereinafter described, to secure Velocity Commercial Capital in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Hunt County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Velocity Commercial Capital Loan Trust; and

WHEREAS, Velocity Commercial Capital Loan Trust is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5<sup>th</sup> day of May, 2020, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, in the common area at the base of the central stairway on the 2nd floor inside the Courthouse, or the base of the North steps outside of the Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 2507 Lee Street, Greenville, Texas 75401.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

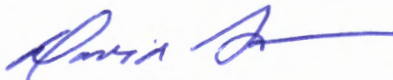
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.**

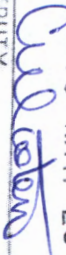
Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A."
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 13 day of April, 2020.

Address of Substitute Trustee:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

By:   
David Garvin, Substitute Trustee

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK  
20 APR 13 AM 11:25  
BY:   
DEPUTY

Return to:  
Velocity Commercial Capital  
30699 Russell Ranch Rd., Ste. 295  
Westlake Village, CA 91362

**EXHIBIT "A"**  
**Property Description**

All that certain lot, tract or parcel of land situated in the WILLIAM MASON SURVEY, ABSTRACT NO. 650, Hunt County, Texas, and being a part of that 12.33 acres tract of land as described in a Warranty deed from Colon M. Stephenson and wife, Cloma N. Stephenson to James A. Whiskur, dated January 21, 1989 and being recorded in Volume 129, Page 529 and Corrected Deed filed in Volume 131, Page 356 of the Real Property Records of Hunt County, Texas, and being part of the 10.44 acres tract of land as described in a Warranty deed to B & R Sebastian, Inc., as recorded in Volume 1215, Page 207 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of F.M. Highway 1565, said point being at the southeast corner of said 12.33 acres tract of land and being at the North corner of a 36.43 acres tract of land as described in a Deed to Luigi Interlandi, as recorded in Volume 1053, Page 514 of the Real Property Records of Hunt County, Texas;

THENCE S. 46 deg. 19 min. 25 sec. W. along the southeast boundary line of said 12.33 acres tract, a distance of 773.00 feet to a 1/2" iron rod found for corner;

THENCE N. 46 deg. 02 min. 38 sec. W. a distance of 334.73 feet to a 3/8" iron rod found for corner in fence line;

THENCE N. 28 deg. 48 min. 20 sec. E. along said fence line, a distance of 735.47 feet to a 3/8" iron rod found at the northwest corner of said 10.44 acres;

THENCE N. 63 deg. 19 min. 42 sec. E. along the north line of said 10.44 acres, a distance of 104.02 feet to a fence corner post for corner;

THENCE S. 44 deg. 13 min. 01 sec. E. a distance of 258.72 feet to a fence corner post for corner;

THENCE N. 81 deg. 11 min. 56 sec. E. a distance of 14.95 feet to a fence corner post for corner;

THENCE S. 06 deg. 25 min. 39 sec. E. a distance of 97.02 feet to a 1/2" iron rod found for corner;

THENCE N. 81 deg. 11 min. 56 sec. E. a distance of 148.04 feet to a 1/2" iron rod found for corner in the west right-of-way line of F.M. Highway 1565;

THENCE in Southerly direction along a curve to the right having a central angle of 02 deg. 01 min. 25 sec., a radius of 3759.83 feet, a tangent of 66.40 feet, a chord of S. 00 deg. 08 min. 53 sec. E., 132.78 feet, along said right-of-way line, an arc distance of 132.79 feet to the POINT OF BEGINNING and containing 8.44 acres of land.