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Leonid Murashkovskiy, P.L.L.C., Attorneys and Counselors at Law

Leonid Murashkovskiy^
^ Also licensed in Illinois

16801 Addison Road, Suite 124
Addison, Texas 75001-5696
(972) 380-5630
(972) 380-5635 facsimile
Leonid31@gmail.com
www.Murashkovskiy.com

April 11, 2023

Notice of Foreclosure Sale

3884 Clearview Dr, LONE OAK, TX 75453

("Deed of Trust"):

Dated: January 19, 2022
Grantor: Norman Odell Wright and Laundry Dime Investments, LLC
Substitute Trustee: Leonid Murashkovskiy
Lender: Shirley Jennings
Recorded in: Real property records of Hunt County, Texas

Legal Description:

Tract I:
Lots 16-24, Block 'E', of ROLLING HILLS SECTION ONE (1), an Addition to the City of Lone Oak, Hunt County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Slide 78, Plat Records, Hunt County, Texas.

Tract II:
Lot 25, Block 'E', of ROLLING HILLS SECTION ONE (1), an Addition to the City of Lone Oak, Hunt County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Slide 78, Plat Records, Hunt County, Texas.

Together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property, all plans and specifications for development of or construction of improvements on the Property, all contracts and subcontracts relating to the construction of improvements on the Property, all accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property; all permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property, all proceeds payable or to be payable under each policy of insurance relating to the Property; and all products and proceeds of the foregoing.

FILED FOR RECORD
REC'D LAMAR
COUNTY CLERK HUNT CO, TX
2023 APR 21 PM 3:03
BY 
DEPUTY

Secures. Promissory Note ("Note") in the original principal amount of \$30,000, executed by Norman Odell Wright and Laundry Dime Investments, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 6th, 2023

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10. AM and not later than three hours thereafter.

Place: The second floor of the Hunt County Courthouse at 2500 Lee Street in Greenville Hunt County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Shirley Jennings's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Shirley Jennings, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Shirley Jennings's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Shirley Jennings's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

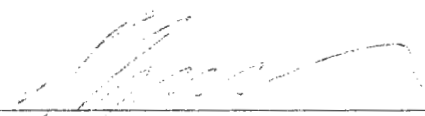
If Shirley Jennings passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Shirley Jennings. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Leonid Murashkovskiy
16801 Addison Rd. Suite 124
Addison, TX 75001
Telephone (972) 380-5630
Telecopier (972) 380-5635