

7-5 179

Notice of Foreclosure Sale

June 12, 2023

Deed of Trust ("Deed of Trust"):

Dated: September 19, 2016

Grantor(s): Dustin Sasser and Jessica Vance

Trustee: Jerry McGee

Lender/Beneficiary: Jerry McGee

Recorded In: The OPR records of Hunt County, Texas,
Document No. 2016-12244

FILED FOR RECORD
at 9:30 o'clock A M

JUN 12 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

Legal Description:

All that certain lot, tract or parcel of land situated in the E. Finley Survey, Abstract No. 335, in the City of Lone Oak, Hunt County, Texas, and being part of Block 116 of the Map of Lone Oak, according the map recorded in Volume 400, Page 140 of the Plat Records of Hunt County, Texas, and being part of a tract of land described in a Deed to Jerry McGee as recorded in Doc. No. 2015-12805 of The Real Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the North line of U.S. Highway No. 69 (AKA Church Street) at the South corner of said McGee tract, said point being in a non-tangent curve to the left in the North line of said highway;

THENCE in a Northwesterly direction with said curve, having a radius of 6529.58 feet, a central angle of 01 deg. 17 min. 00 sec., a chord of N. 34 deg. 52 min. 50 sec. W. a distance of 146.26 feet and an arc length of 146.27 feet to a 1/2" iron rod found for corner at the intersection of the North line of said highway with the Southeast line of Hickory Street;

THENCE N. 59 deg. 22 min. 11 sec. E. with the Southeast line of said street, a distance of 153.41 feet to a 3/8" iron rod set for corner;

THENCE S. 29 deg. 54 min. 27 sec. E. a distance of 147.65 feet to a 3/8" iron rod set for corner in the Southeast line of said McGee tract;

THENCE S. 60 deg. 05 min. 33 sec. W. with the Southeast line of said McGee tract, a distance of 140.72 feet to the POINT OF BEGINNING and containing 0.494 acres of land more or less.

Secures: Real Estate Lien Note ("Note") payable to the order of Jerry McGee dated September 19, 2016, in the original amount of \$81,500.00 executed by Dustin Sasser and Jessica Vance ("Borrower")

Substitute Trustee: Ronald W. Lyon

Substitute Trustee's Address: P.O. Box 241, Celeste, TX 75423

Foreclosure Sale:

Date: July 5, 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 10:00 a.m. and not later than three hours thereafter.**

Place: The common area at the base of the Central stairway on the second floor inside the Hunt County Courthouse, or the base of the North steps outside of the Hunt County Courthouse, in the event the Courthouse is closed, located at 2507 Lee Street, Greenville, 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 Lender'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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender 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.

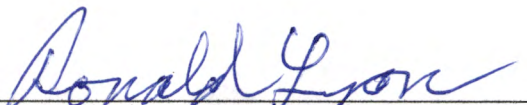
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender. 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, Substitute 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 Substitute 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

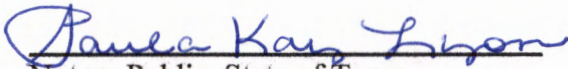


Ronald W. Lyon, Substitute Trustee

ACKNOWLEDGEMENT

BEFORE ME, the undersigned authority on this day personally appeared Ronald W. Lyon, who executed the foregoing instrument and acknowledged to me that it was executed for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND NOTARIAL SEAL, this 13 day of June 2023.


Notary Public, State of Texas

(SEAL)

