

“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 Trustee's Sale

Date: August 1, 2023

Substitute Trustee: Kenneth S. Harter and/or Ethan B. Harter.

Trustee's Address: C/O Law Offices of Kenneth S. Harter
6160 Warren Pkwy Suite 100
Frisco, Tx. 75034

Mortgagee: LSC NEXII INDUSTRIAL, LLC, , a Delaware limited liability company

Note: Note dated December 29, 2021 in the amount of \$12,000,000.00

Deed of Trust, Assignment of Rents and Leases and Security Agreement

Date: December 29, 2001

Grantor: Nexus Commerce Property, LLC

Mortgagee: LSC Nexii Industrial LLC, a Delaware limited liability company

Originally named Trustee: Gavriel Toso
Substitute Trustee **Kenneth S. Harter**

Recording information: UCC-1 Recorded as Instrument 2022-00236
Deed of Trust Recorded as Instrument No. 2022-00234
Filed and Recorded in Hunt County on 01/05/2022

Property Description:

LEGAL DESCRIPTION, of a 49.122 acre tract of land situated in the James M. Williams Survey, Abstract Number 1140, Hunt County, Texas, said tract being all of that tract of land described in Quit-Claim Deed recorded in Volume 607, Page 45 of the Deed Records of

Hunt County, Texas; said 49.122 acre tract being more particularly described as follows:

BEGINNING, at a 100-D nail found for corner at the intersection of the northeast right-of-way line of Maple Street (also known as State Highway 11, a 70-foot wide right-of-way), and the center of Knight Street (variable width public right-of-way); said point being the southwest corner of that certain tract of land described in Warranty Deed to the Housing Authority of the City of Commerce recorded in Volume 723, Page 332 of said Deed Records;

THENCE, South 89 degrees, 54 minutes, 48 seconds East, departing the said northeast line of Maple Street, along the south line of said Housing Authority tract and the south line of that certain tract of land described in Warranty Deed to Lixin Wu, recorded in Volume 2018, Page 4273 of said Deed Records, and a south line of that certain tract of land described in Warranty Deed to Union Pacific Railroad recorded in Volume 97, Page 175 of the Deed Records of Hunt County, Texas, a distance of 1,986.66 feet to a PK-nail found for corner in the said southwest line of the Union Pacific Railroad (a 100-foot wide right-of-way);

THENCE, South 43 degrees, 27 minutes, 04 seconds East, along the southwest line of said Union Pacific Railroad, a distance of 1,178.03 feet to a 1/2-inch iron rod found for corner in the northwest corner of that certain tract of land described in Warranty Dred to Quan Yong Liu and Jing Wei recorded in Volume 1604, Page 262 of the Deed Records of Hunt County, Texas;

THENCE, South 00 degrees, 04 minutes, 25 seconds East, departing the said southwest line of the Union Pacific Railroad, and along the west line of said Quan Yong Liu and Jing Wei tract, a distance of 337.44 feet to a 1/2-inch iron rod found for corner in the west line of said Quan Yong Liu and Jing Wei tract: said point being the northeast corner of that certain tract of land described in Special Warranty Deed to Asian Housing Partners VIII LTD recorded in Volume 467, Page 258, of the Deed Records of Hunt County, Texas;

THENCE, North 89 degrees, 58 minutes, 57 seconds West, departing the said west line of said Quan Yong Liu and Jing Wei tract, and along the north line of said Asian Housing Partners tract and that certain tract of land described in a Special Warranty Deed to Blue bonnet Self Storage recorded in Volume 2011, Page 7847, that certain tract described in a Warranty Deed to Jace and Rebecca Larson recorded in Volume 2019, Page 7043, and that certain tract described in a Warranty Deed to Jason and Teresa Cunningham recorded in Volume 895, Page 351, a distance of 1,372.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the said northeast line of Maple Street and the northwest corner of said Jason and Teresa Cunningham tract, from said point a 5/8-inch iron rod with yellow "ADAMS SURVEYING LLC" cap found bears North 72 degrees, 42 East, a distance of 6.1 feet;

THENCE, North 50 degrees, 00 minutes, 45 seconds West, along the said northeast line of Maple Street, a distance of 1,859.93 feet to the POINT OF BEGINNING; CONTAINING: 2,139,737 square feet or 49.122 acres of land, more or less.

County: Hunt

Date of Sale (first Tuesday of month): August 1, 2023

Time of Sale: 1:00-4:00pm.

Place of Sale: The sale shall take place at Hunt County Courthouse located in Greenville Texas. At the appointed time, the sale shall be conducted (1) in the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or (2) the base of the North steps outside of the Courthouse; in the event the Courthouse is closed on the first Tuesday of the month:

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.


Gavriel Toso is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.


Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

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.

FILED FOR RECORD
at 2:20 o'clock P M

JUL 10 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 


Kenneth S. Harter, Attorney
C/O Law Offices of Kenneth S. Harter
6160 Warren Pkwy Suite 100
Frisco, Tx. 75034