

APR 16 2024

**NOTICE OF FORECLOSURE SALE**

BECKY LANDRUM  
County Clerk, Hunt County, Tex.

by



Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

All property (real, personal or otherwise) described in the Deed of Trust (as hereinafter defined), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, May 7, 2024.**

Time: The sale shall begin no earlier than **1:00 p.m.** (local time) or no later than three hours thereafter. The sale shall be completed by no later than **4:00 p.m.** (local time).

Place: **The sale will take place at the Hunt County Courthouse in Greenville, Texas, in the area designated by the Hunt County Commissioner's Court; or if no area has been so designated, in the common area at the base of the Central stairway on the 2<sup>nd</sup> floor inside the courthouse, or the base of the North steps outside the Hunt County Courthouse; in the event the Hunt County Courthouse is closed; where foreclosure sales of real property must occur, per Texas Property Code §51.002 – Jennifer Lindenzweig, County Clerk.**

The Deed of Trust permits the Lender (as hereinafter defined) 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 and/or Texas Business and Commerce Code or other applicable law. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction, being conducted pursuant to the power of sale granted in the Deed of Trust. The Property will be sold to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting Lender's bid to be by credit against the indebtedness secured by the lien of the Deed of Trust.



Those desiring to purchase the property will need to demonstrate their ability to pay cash without delay on the day the property is sold and upon the conclusion of the sale.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

4. 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 that certain Deed of Trust (with Future Advance Clause) (the "Deed of Trust") recorded under Instrument No. 2022-00650 in the Real Property Records of Hunt County, Texas, and executed by DIOR HOMES LLC, a Texas limited liability company ("Borrower"), as Grantor, for the benefit of InterBank, an Oklahoma banking corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Indebtedness") including but not limited to the unpaid principal and interest owing on that certain Promissory Note (the "Note") dated on or about January 7, 2022, in the maximum principal amount of \$124,940.00, executed by Borrower and payable to the order of Lender, and any and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

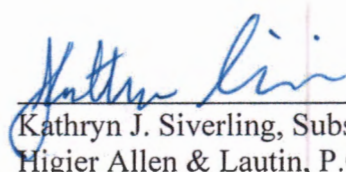
Questions concerning the sale may be directed to the undersigned or to the Lender:

InterBank  
300 N. Highway 77  
Waxahachie, Texas 75165  
Attention: Pam Underwood  
Phone: 972-935-5211

6. Default and Request To Act. Default has occurred in the payment of the Indebtedness and in the performance of the obligations of the Deed of Trust. Because of that default, Lender has requested Substitute Trustee to sell the Property. The Substitute Trustee has been appointed in accordance with the terms of the Deed of Trust. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. 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.

DATED: April 16, 2024.

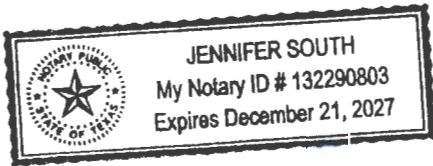


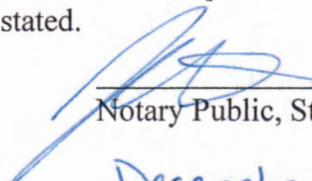
Kathryn J. Siverling, Substitute Trustee  
Higier Allen & Lautin, P.C.  
The Tower at Cityplace  
2711 N. Haskell Ave., Suite 2400  
Dallas, Texas 75204  
Telephone: 972.716.1888  
Fax: 469.375.3270

\* \* \* \* \*

STATE OF TEXAS           §  
                                          §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on the 15th day of April, 2024, by Kathryn J. Siverling, Substitute Trustee, known to me to be the person who executed this agreement in the capacity and for the purposes therein stated.



  
\_\_\_\_\_  
Notary Public, State of Texas  
December 21, 2027  
My Commission Expires

After recording, return to:  
HIGIER ALLEN & LAUTIN, P.C.  
2711 N. Haskell Ave., Suite 2400  
Dallas, Texas 75204  
Attn: Kathryn J. Siverling

**Attachment:**  
**Exhibit A: Property Description**

**\*\*\*PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE SUBSTITUTE TRUSTEE AT 469.375.3270 (FAX), NOTE THE SUBSTITUTE TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE TRUSTEE AT 972.716.1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM RECEIPT THEREOF WITH OUR OFFICE. THANK YOU IN ADVANCE FOR YOUR COOPERATION.\*\*\***

A handwritten signature in black ink, appearing to read "Robert LaMont". The signature is written in a cursive style with a large initial "R".

Posted by Robert LaMont, April 16, 2024.

**EXHIBIT A**

PROPERTY DESCRIPTION

TRACT ONE:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF LOTS 16, 18, 20, AND 22 OF BLOCK 26 OF THE WOOLEN MILLS ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 66 AT PAGE 196 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING PART OF THE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED FROM MARLAN MCCORMACK AND THOMAS CRAIG MCCORMACK TO MARLAN MCCORMACK AS RECORDED IN VOLUME 1697 AT PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR A CORNER AT THE SOUTHEAST CORNER OF BLOCK 26, SAID POINT OF BEGINNING BEING AT THE INTERSECTION OF THE NORTH LINE OF CLEVELAND STREET AND THE WEST LINE OF A 16' ALLEY;

THENCE N 90°00'00" W ALONG THE SOUTH LINE OF BLOCK 26 AND THE NORTH LINE OF CLEVELAND STREET, A DISTANCE OF 35.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE N 00°00'00" W A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE N 90°00'00" E A DISTANCE OF 35.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER ON THE WEST LINE OF SAID ALLEY;

THENCE S 00°00'00" W ALONG THE EAST LINE OF BLOCK 26 AND THE WEST LINE OF SAID ALLEY, A DISTANCE OF 85.00 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.068 ACRE OF LAND AND BEING KNOWN AS NO. 1616 CLEVELAND STREET.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF LOTS 16, 18, 20, AND 22 OF BLOCK 26 OF THE WOOLEN MILLS ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 66 AT PAGE 196 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING PART OF THE TRACT OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED FROM MARLAN MCCORMACK AND THOMAS CRAIG MCCORMACK TO MARLAN MCCORMACK AS RECORDED IN VOLUME 1697 AT PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND

BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR A CORNER ON THE NORTH LINE OF CLEVELAND STREET, SAID POINT OF BEGINNING BEING FURTHER MARKED BY A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF BLOCK 26 BEARING S 90°00'00" E AT A DISTANCE OF 35.00 FEET;

THENCE N 90°00'00" W ALONG THE SOUTH LINE OF BLOCK 26 AND THE NORTH LINE OF CLEVELAND STREET, A DISTANCE OF 35.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE N 00°00'00" W A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE N 90°00'00" E A DISTANCE OF 35.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE S 00°00'00" E A DISTANCE OF 85.00 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.068 ACRE OF LAND AND BEING KNOWN AS NO. 1618 CLEVELAND STREET.

The property is located in Hunt County at 1616 AND 1618 CLEVELAND STREET, GREENVILLE, Texas 75401.