

Notice of Trustee's Foreclosure Sale

FILED FOR RECORD
at 2:19 o'clock P M

MAY 13 2024

By BECKY LANDRUM
County Clerk, Hunt County, Tex.

Deed of Trust:

Dated: April 14, 2022

Grantor: Justin L. Wilson and Cynthia J. Wilson

Trustee: Brett L. Evans

Lender: Sage Grove Investments, LLC

Recorded in: Instrument No. 2022-09323, Official Public Records of Hunt County, Texas

Legal Description: See Exhibit A attached hereto and made a part here of for all purposes, and being the property locally known as 104 N. 6th Street, Celeste, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$162,000.00, executed by Justin L. Wilson and Cynthia J. Wilson ("Borrower"), dated April 14, 2022, and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust

Substitute Trustee: Robert W. Minshew or Angela D. Norris

Substitute Trustee's Address: 320 N. Travis, Suite 207, Sherman, TX, 75090

Foreclosure Sale:

Date: Tuesday, June 4, 2024

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.

Place: Hunt County, Courthouse, 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 Sage Grove Investments, LLC'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, Sage Grove Investments, LLC the owner and holder of the Note, has requested Trustee to sell the Property.

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.

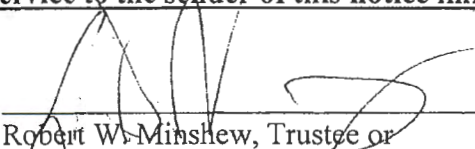
If Sage Grove Investments, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Sage Grove Investments, LLC. 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.



Robert W. Minshew, Trustee or
Angela D. Norris, Trustee
320 N. Travis, Suite 207
Sherman, TX 75090
Telephone (903) 868-0545
Facsimile (903) 868-0548

Exhibit "A"

All that certain lot, tract or parcel of land situated in the City of Celeste, Hunt County, Texas, and being known as Lot 3 and part of Lot 4, Block 1 of Granberry Addition, an addition to the City of Celeste, according to the Plat thereof recorded in Volume 400, page 218 of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "Stovall & Assoc." (Hereinafter called 1/2" iron rod set) for corner at the southwest corner of Lot 3 and at the Northwest former of Lot 2, said point being in the East line of North 6th Street;

THENCE North (Directional Control Line) along the East line said street, a distance of 90.10 feet to a 1/2" iron rod set for corner;

THENCE S. 89 Deg. 04 min. 56 sec. E. a distance of 135.00 feet to a 1/2" iron rod set for corner in the West line of Alley (per said Plat);

THENCE S. 00 Deg. 00 min. 32 sec. E. along the West line of said alley, a distance of 88.94 feet to a 1/2" iron rod set for corner at the Southeast corner of Lot 3, and the Northeast corner of Lot 2;

THENCE N. 89 Deg. 34 min. 32 sec. W. along the common line of Lot 2 and Lot 3, a distance of 135.00 feet to the Point of Beginning and containing 0.277 acres of land.