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at 1:39 o'clock PM

MAY 13 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Skinner*

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: May 3, 2023
 Grantor: JB SUPERIOR PROPERTIES LLC, a Texas Limited Liability Company
 Trustee: Matthew C. Aycock
 Lender: CR LENDING, LLC, a Texas Limited Liability Company, as to an undivided 100% interest
 Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
 Recorded: **Instrument #2023-08207**, recorded on May 5, 2023, in the official Real Property (Deed) Records of **HUNT County, Texas**
 Secures: **Promissory Note** ("Note") in the original principal amount of \$184,000.00, executed by Axel Berenice Mendez, and by Jose Miguel Rosas Jr., Managing Members of and on behalf of JB SUPERIOR PROPERTIES LLC ("Borrower") and payable to the order of Lender
 Maturity Date: November 3, 2023

Collateral Assignment Notes, Loan Documents, and Liens:

Effective Date: September 14, 2023
Grantor: CR LENDING, LLC, a Texas Limited Liability Company
Grantee: ORIGIN BANK, a Louisiana State Bank
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: **Instrument #2023-18263**, dated/signed on September 19, 2023, and recorded on September 20, 2023, in the official Real Property (Deed) Records of HUNT County, Texas

Release of Lien:

Effective Date: March 28, 2024
Grantor: ORIGIN BANK, a Louisiana State Bank
Grantee: CR LENDING, LLC, a Texas Limited Liability Company
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: **Instrument #2024-06147**, dated/signed on April 5, 2024, and recorded on April 8, 2024, in the official Real Property (Deed) Records of HUNT County, Texas

Promissory Note:

May 3, 2023; **\$184,000.00**, by Axel Berenice Mendez, and by Jose Miguel Rosas Jr., Managing Members of, and on behalf of, JB SUPERIOR PROPERTIES LLC ("Borrower") and payable to the order of Lender



Legal Description: LOT OR PARCEL OF LAND SITUATED IN GREENVILLE, HUNT COUNTY, TEXAS, A PART OF THE LINDLEY JOHNSON SURVEY, ABSTRACT NO. 537, AND A PART OF BLOCK 478 IN SAID CITY, DESCRIBED AS FOLLOWS, TO WIT:

**BEGINNING AT THE SOUTHEAST CORNER OF A LOT HERETOFORE CONVEYED BY JOE VERRELL TO AVEL BURKS, AS SHOWN IN DEED RECORDS BOOK 180, PAGE 58, HUNT COUNTY, DEED RECORDS;
THENCE NORTH 156 FEET TO TE. MOORE'S SOUTH BOUNDARY LINE;
THENCE WEST 50 FEET;
THENCE SOUTH 156 FEET;
THENCE EAST 50 FEET TO THE PLACE OF BEGINNING;**

and more particularly described by its metes and bounds description, attached hereto as Exhibit "A"; and more commonly known as 3112 Gillespie St., Greenville, HUNT COUNTY, Texas 75401

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.** and not later than three hours thereafter.
- Place:** ON THE NORTH STEPS, INCLUDING THE HALLWAY AREA 20 FEET INSIDE THE NORTH DOOR ON THE 2ND FLOOR OF THE HUNT COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE HUNT COUNTY COMMISSIONERS COURT.
- 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 or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Robert LaMont, Harriett Fletcher, Sheryl LaMont, and/or Sharon St. Pierre

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, or its Loan Servicer, 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, or Loan Servicer'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 or Loan Servicer passes the Foreclosure Sale, then 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, or Loan Servicer. 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.

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

SUBSTITUTE TRUSTEE:



Bennett M. Wyse, Substitute Trustee

Texas State Bar No. 24008315

PRATT AYCOCK, LTD.

5910 N. Central Expwy, Suite 920

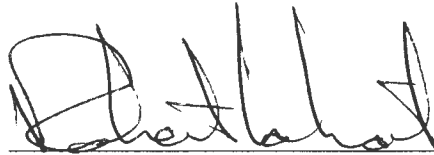
Dallas, Texas 75206

Office Tel: 469-807-3043

Alt. Tel: 214-473-5551

Fax: 214-540-9333

Email: bwyse@prattaycock.com



Posted by Robert LaMont, May 13, 2024.

EXHIBIT "A"

BEING lot or parcel of land situated in Greenville, Hunt County, Texas, a part of the Lindley Johnson Survey, Abstract No. 537, and part of Block 478 in said city, same being that tract of land conveyed to Luis Refugio Ruiz, by deed recorded in Document No. 2022-17300, Official Public Records, Hunt County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Kelly Tempest, by deed recorded in Volume 1518, Page 588, Deed Records of Hunt County, Texas, and being along the North line of Gillespie Street (public right-of-way);

THENCE South 88 degrees 38 minutes 25 seconds West, along the North line of said Gillespie Street, a distance of 50.00 feet to a 1/2 inch Iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to the City of Greenville, by deed recorded in Volume 195, Page 328, Deed Records, Hunt County, Texas;

THENCE North 01 degree 23 minutes 13 seconds West, along the East line of said City of Greenville tract, a distance of 156.00 feet to a 1/2 inch Iron rod found for corner, said corner being the Northeast corner of said City of Greenville tract, same being the Southeast corner of that tract of land conveyed to Annie Bayah, by deed recorded in Volume 584, Page 417, and being the Southwest corner of that tract of land conveyed to Mt. Elm Baptist Church, by deed recorded in Volume 520, Page 322, Deed Records, Hunt County, Texas;

THENCE North 88 degrees 57 minutes 44 seconds East, along the South line of said Mt. Elm Baptist Church tract, a distance of 50.00 feet to a 1/2 inch Iron rod found for corner, said corner being the Southwest corner of said Mt. Elm Baptist Church tract, same being the Southwest corner of that tract of land conveyed to Glenda Faye McCord, by deed recorded in Volume 390, Page 794, Deed Records, Hunt County, Texas, and being the Northwest corner of said Tempest tract, from which a 1/2 inch Iron rod found bears South 01 degree 52 minutes 44 seconds East, at a distance of 50.50 for witness;

THENCE South 01 degree 23 minutes 18 seconds East, along the West line of said Tempest tract, a distance of 156.69 feet to the POINT OF BEGINNING and containing 7792.14 square feet or 0.18 acres of land.