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FILED FOR RECORD
at 1:15 o'clock P M

Notice of Foreclosure Sale

JUN 11 2024

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

Deed of Trust ("Deed of Trust"):

Dated: February 27, 2023

Grantor: 13 Tober LLC, a Texas limited liability company

Trustee: Ronald K. Ballard

Lender: A.E.R. Real Estate Holdings, LLC, a Texas limited liability company

Recorded in: Hunt County, Texas as instrument number 2023-03717

Legal Description: Being a tract of land in the City of Greenville, Hunt County, Texas, being in John Gillespie Survey, Abstract Number 356, being all of Lot 8A, of Block 447, of the Original Town of Greenville, same being that tract of land conveyed to Kathleen Sacks and spouse, Gene Sacks, by deed recorded in Volume 1135, Page 274, Deed Records, Greenville County, Texas (D.R.G.C.T.) and being more particularly described by metes and bounds as follows.:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being at the Northwest corner of that tract of land conveyed to Byron Redmon, by deed recorded in Instrument Number 2014-15779, Deed Records, Grayson County, Texas (D.R.G.C.T.) and being in the East line of Beauchamp Street and being at the Southwest corner of that tract herein described;

THENCE North 00 degrees 18 minutes 04 seconds East, with the East line of said Beauchamp Street, a distance of 58.80 feet to a 1/2 inch iron pipe found for corner, said corner being at the Southwest corner of that tract of land conveyed to Juan Carlos Perez and Lucina Perez, by deed recorded in Volume 931, Page 277, Deed Records, Grayson County, Texas (D.R.G.C.T.);

THENCE North 89 degrees 40 minutes 00 seconds East, with the South line of said Perez tract, a distance of 146.32 feet to a point for corner;

THENCE South 00 degrees 07 minutes 00 seconds West, a distance of 58.74 feet to a 3/8 inch iron rod found for corner, said corner being in the North line of aforesaid Redmon tract;

THENCE South 89 degrees 38 minutes 34 seconds West, with the

North line of said Redmon tract, a distance of 146.51 feet to the POINT OF BEGINNING and containing 8,605 square feet or 0.20 acres of land

Otherwise known as: 1215 Beauchamp St, Greenville, TX 75401;

Secures: Secured Promissory Note (“Note”) in the original principal amount of \$245,000.00, executed by 13 Tober LLC (“Borrower”) 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: David L. Pritchard, Randy Daniel, Cindy Daniel, Jim O’Bryant, Robert Lamont, David Garvin, Kelly Goddard, or any of them acting alone.

Substitute Trustee’s Addresses: Pritchard, Randy Daniel, Cindy Daniel, Jim O’Bryant, Robert Lamont, David Garvin, and Kelly Goddard
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

David L. Pritchard
The Pritchard Law Firm, PLLC
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Foreclosure Sale:

Date: July 2, 2024

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 1:00 pm and not later than three hours thereafter.**

Place: Hunt County Courthouse, in Houston, Texas, at the following location: PLACE DESIGNATED BY THE 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 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.

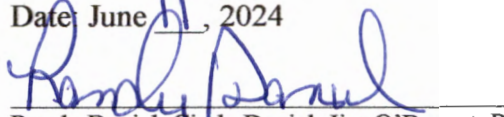
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

Date: June 11, 2024



Randy Daniel, Cindy Daniel, Jim O'Bryant, Robert Lamont,
David Garvin, Kelly Goddard, or David L. Pritchard
Substitute Trustee

Trustee Address
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

AND

David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053
817 285 -8017
817 285 0224- fax
David@dlplegal.com